

PB# 95-28

HAYS, WELDON SD

44-1-30

CORNER OF CHERIE LN. & B.G. TPK.
(HILDRETH)

Approved 8/20/96

Wilson Jones • Carbonless • 51612 WJCL Distributor • 51614 WJCL Printer
 Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12553
 MADE IN U.S.A.
 © Wilson Jones, 1989

DATE October 4, 1995 RECEIPT NUMBER 95-28
 RECEIVED FROM Weldon Hays
 Address P.O. Box 651 - Lancaster, TX 75146
Six Hundred 00/100 DOLLARS \$600.00
 FOR Escrow for 4 Lot Subdivision

ACCOUNT		HOW PAID	
BEGINNING BALANCE	600.00	CASH	
AMOUNT PAID	600.00	CHECK	# 411
BALANCE DUE	-0-	MONEY ORDER	

Judith 10/4/95
 BY Theresa Mason, Secy to the P.B.

TOWN OF NEW WINDSOR GENERAL RECEIPT
 555 Union Avenue
 New Windsor, NY 12550

15047
Oct 4 1995

Received of Weldon Hays \$ 50.00
Fifty 00/100 DOLLARS
 For Planning Board # 95-28

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR # 1412</u>		<u>50.00</u>

By Dorothy N. Hansen
Town Clerk
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

See receipts in file on these papers

TOWN OF NEW WINDSOR General Receipt
 555 Union Avenue
 New Windsor, NY 12553

15897
Aug 7 1996

Received from Weldon J. Hays \$ 270.00
Two Hundred Seventy 00 DOLLARS
 For Planning Board 95-28 Approval Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 1457</u>		<u>270.00</u>

By Dorothy Hansen
Town Clerk
 TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

Fax # 214-227-1830

Map Number 178-96 City 95-28
Section 44 Block 1 Lot 30 Town N. Windsor
Village A

Title: Hays, Weldon

Dated: 4-11-96 Rev. 8-23-96
Filed

Approved by Edward Stent

on 8-20-96

Record Owner Sokol, David J & Carol

(1 Sheet)

JOAN A. MACCHI
Orange County Clerk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
TELEPHONE: (845) 563-4630
FAX: (845) 563-4692

ATTORNEY FOR THE TOWN
MICHAEL D. BLYTHE, ESQ.

March 1, 2006

Mr. Weldon Hays
P.O. Box 651
Lancaster, TX 75146

Re: Weldon Hays Subdivision - Planning Board #95-28

Dear Mr. Hays,

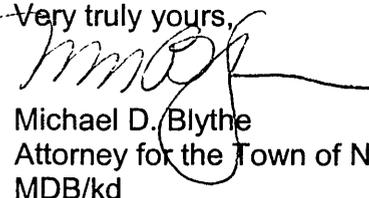
This letter is in response to your correspondence of January 30, 2006. I apologize for not getting back to you sooner, but I wanted to make sure that I spoke with the Planning Board and the Engineer before responding. In your correspondence, you indicated that you would like to have the \$6,450.00 improvement bond returned to you. You also indicate that you would "put everything back to square one."

The tax map shows that the property which was the original subject of the above referenced application now consists of four lots, Sections 47-30.1, 30.2, 30.3, and 30.4. The map further reflects that 30.1 and 30.2 are owned by Denise Calabrese and 30.3 and 30.4 are owned by Christopher Calabrese. Unfortunately, it would appear at this juncture that you have one of two choices:

1. Combine the properties back into one, re-file the deed with Orange County, and provide me with adequate proof that this has taken place, or;
2. Complete the improvements required by the bond, have the improvements inspected by the Town Engineer and, at that juncture, I would be in a position to release the bond.

If you have any questions please do not hesitate to contact me.

Very truly yours,



Michael D. Blythe
Attorney for the Town of New Windsor
MDB/kd

Cc: Myra Mason
Supervisor Green
Mark Edsall

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/17/2003

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-28
NAME: HAYS, WELDON SUBDIVISION
APPLICANT: HAYS, WELDON

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
10/04/1995	REC. CK. #1411	PAID		600.00	
10/11/1995	P.B. ATTY. FEE	CHG	35.00		
10/11/1995	P.B. MINUTES	CHG	36.00		
12/28/1995	P.B. ATTY. FEE	CHG	35.00		
12/28/1995	P.B. MINUTES	CHG	40.50		
02/14/1996	P.B. ATTY. FEES	CHG	35.00		
02/14/1996	P.B. MINUTES	CHG	40.50		
05/06/1996	P.B. ENGINEER FEE	CHG	345.50		
01/17/2003	RET. TO APPLICANT	CHG	32.50		
		TOTAL:	600.00	600.00	0.00

①

SPLIT FROM 44-1-30 FOR 1997 ROLL

PROPERTY DESCRIPTION

SECTION	BLOCK	LOT	TOWN OR VILLAGE	SPECIAL DISTRICT					ASSESSED VALUE		
				SCHOOL	FIRE	LIGHT	WATER	OTHER	LAND	IMPROV	TOTAL
44	1	30	4	TOWN OF NEW WINDSOR							

OWNER NO	LOCATION	DIMENSIONS	ACRES
	LT 4 HAYS SUB MAP 178-96 INT NYS HWY 94 & CHERIE LANE	175x158xI	

S. A.M. S.P.

OWNER ADDRESS	DEED RECORD		
	DATE	BOOK	PAGE
OWNERSHIP RECORD			
HAYS WELDON PO Box 657, Lancaster, TX 75146	6	2096	4402 117
HENRY KOEHLER ASSOCIATES INC TRUST 228 Blooming Grove Tpke, NW, NY 12553	6	2097	4587 273
KOEHLER HENRY F PO Box 312, Nyack, NY 10960 P.O. Box 4288 NW	8	797	4612 134
KOEHLER, HENRY F 228 BLOOMINGROVE TPKE. NEW WINDSOR, NY 12553	6	1199	5078 248
Bank One, NA 3815 South West Temple, Salt Lake City, Utah 84165	5	3001	5536 285
Calabrese, Christopher & Denise M. 228 Blooming Grove Tpke New Windsor, NY 12553	6	1102	5903 243
Calabrese, Christopher 189 4th Street, Buchanan, NY 10511	7	1602	5935 127
<i>228 Blooming Grove Tpk NW NY (add - chg 2/14/97 - see below)</i>			

**TOWN OF NEW WINDSOR
ENGINEER'S OFFICE**

MEMO

TO: KOEHLER FILE #44-1-30 - P.B. #95-28
FROM: MYRA MASON, SECRETARY TO THE ENGINEER & PB *30.3 } Denise Calabrese*
DATE: MAY 6, 1999 *30.4 }*

ON THIS DATE, I SPOKE TO PHIL CROTTY REGARDING RELEASE OF THE BOND FOR SUBJECT PROPERTY.

I THEN CHECKED WITH MARK EDSALL AND JOHN EGITTO TO DETERMINE IF THE REQUIRED WORK WAS COMPLETED ON THE SEWER LINE. THEY AGREED IT WAS NOT COMPLETED.

I INFORMED PHIL THAT THIS WAS A FILED SUBDIVISION MAP. THE BOND WAS POSTED SO THAT THE APPLICANT COULD FILE THE MAP. THEREFORE, THE WORK REQUIRED BY THE PLANNING BOARD TO REPLACE THE EXISTING 4" SEWER LINE WITH A 6" SEWER LINE FOR APPROXIMATELY 150' AND INSTALL NEW MANHOLE MUST BE COMPLETED PRIOR TO THE RELEASE OF THE BOND MONEY TO MR. KOEHLER.

PHIL STATED THAT MR. KOEHLER WANTED TO ABANDON THE SUBDIVISION, THEREFORE, THE WORK WOULD NOT BE REQUIRED ON THE SEWER LINE. I REMINDED HIM THAT TO ABANDON THIS SUBDIVISION; HE WOULD HAVE TO COMBINE THE FOUR LOTS BACK TO ONE LOT, SINCE IT WAS ALREADY FILED WITH THE COUNTY AS A SUBDIVISION.

PHIL INFORMED MR. KOEHLER OF THIS AND SAID HE WOULD KEEP US INFORMED.

MLM

"Public Hearing"

RESULTS OF P.B. MEETING

DATE: December 27, 1915

PROJECT NAME: Welder Hwy Sub. PROJECT NUMBER 25 28

LEAD AGENCY: _____ NEGATIVE DEC: _____

M) 1 S) _____ VOTE: A _____ N _____ M) 4 S) 0 VOTE: A 4 N 0

CARRIED: YES _____ NO _____ CARRIED: YES: ✓ NO _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

(Closed P.H.)

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

M) _____ S) _____ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Pole in front of driveway for lot # 4 is to be moved.
fence on Forrest Hill Rd to be moved from ROW
Locate utilities for lot #3

Note on plan Specific erosion control devices should be in place

RESULTS OF P.B. MEETING

DATE: February 14, 1996

PROJECT NAME: Waldon Hayes Sub PROJECT NUMBER 95-28

* * * * *

LEAD AGENCY: _____ * NEGATIVE DEC: _____
M) ___ S) ___ VOTE: A _____ N _____ * M) ___ S) ___ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

* * * * *

PUBLIC HEARING: M) ___ S) ___ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) ___ S) ___ VOTE: A _____ N _____ APPROVED: _____

M) 0 S) 5 VOTE: A 5 N 0 APPR. CONDITIONALLY: 2-14-96

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Public Improvement Board Estimate Due - Sewer line
Need letter from Central Hudson (Copy)
Mark's Comment #2

RESULTS OF P.B. MEETING

DATE: October 11, 1995

PROJECT NAME: Hayes Subdivision PROJECT NUMBER 95-28

LEAD AGENCY: _____ * NEGATIVE DEC: _____

M) D S) Y VOTE: A 4 N 0 * M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES ✓ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) S S) Y VOTE: A 0 N 4

WAIVED: YES _____ NO ✓ Schedule P.H.

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

RETURN TO WORK SHOP: YES ✓ NO _____

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

M) _____ S) _____ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

- Need driveway profiles for grade + slope
- Need anticipated floor elevation for house on lot #4
- Need Hwy Approval for driveways before P.H. Scheduled
- Coordinate 911 w/ Bob Rodgers

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Assistant Fire Inspector Hotaling

DATE: 28 December 1995

SUBJECT: Weldon Hays

Planning Board Reference Number: PB-95-28

Dated: 28 December 1995

Fire Prevention Reference Number: FPS-95-060

A review of the above referenced subject site plan was conducted on 28 December 1995.

This site plan is acceptable.

Plans dated 11 December 1995.


Richard R. Hotaling
Assistant Fire Inspector

RRH/dh

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 5 October 1995
SUBJECT: Hays Minor Subdivision

Planning Board Reference Number: PB-95-28
Dated: 4 October 1995
Fire Prevention Reference Number: FPS-95-048

A review of the above referenced subject minor subdivision plan was conducted on 4 October 1995.

This minor subdivision plan is acceptable.

Plans Dated: 25 September 1995

Robert F. Rodgers, C.C.A. (mvz)
Robert F. Rodgers, C.C.A.
Fire Inspector

RFR/mvz

INTER-OFFICE CORRESPONDENCE

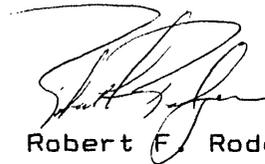
TO: TOWN PLANNING BOARD
FROM: TOWN FIRE INSPECTOR
DATE: 08 FEBRUARY 1996
SUBJECT: HAYS SUBDIVISION

Planning Board Reference Number: BP-95-28
Date: 8 February 1996
Fire Prevention Reference Number: FPS 96-011

A review of the above referenced subject subdivision plan was conducted on 8 February 1996.

This subdivision plan is acceptable.

Plan Dated: 22 January 1996 Revision 2



Robert F. Rodgers; C.C.A.

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # _____ - _____

WORK SESSION DATE: 4 OCT 95 APPLICANT RESUB. REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Not now

PROJECT NAME: Weldon Hayes

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: LBH

MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

revised plan reviewed

OK for application

next avail agenda



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
 Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR

P/B # 95-28

WORK SESSION DATE: 20 SEPT '95

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes

REQUIRED: Full app later

PROJECT NAME: Weldon Hays Subdiv.

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Bill H

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 44-1-30
- 4 lot sub off Rt 94 east of cherie
- Cherie lot - drive can't come off
- @ 94/Cherie intersection
- Rec 2 ease thru Forrest Hill Lot.
- show topo on plan

REC-1884

"XX"

RECEIVED OCT 4 1995

95 - 28

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT IN A FLOOD ZONE

William B. Holden

MEMO FOR FILE #95-28

DATE: DECEMBER 15, 1998

ON THIS DATE, MR. MC GOEY SPOKE TO MR. KOEHLER, OWNER OF 44-1-30.4.

MR. KOEHLER ASKED THAT THE BOND MONEY BE RETURNED TO HIM THAT WAS POSTED BY WELDON HAYS, THE PREVIOUS OWNER OF SUBDIVISION #95-28.

AFTER CHECKING WITH MARK EDSALL, P.E., P.B. ENGINEER, IT WAS DETERMINED THAT THE APPLICANT EITHER DID NOT COMPLETE THE SITE WORK THAT THE BOND COVERED OR HE DID NOT CALL FOR INSPECTIONS.

MR. MCGOEY TOLD MR. KOEHLER HE NEEDS TO SHOW THE TOWN THAT THIS WORK WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

MYRA MASON



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

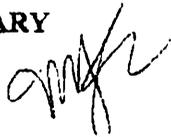
RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W,
New Windsor, New York 12553
(914) 562-3640
- Branch Office**
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

15 December 1998

TO: MYRA MASON, P.B. SECRETARY

FROM: MARK J. EDSALL, P.E. 

SUBJECT: WELDON HAYS SUBDIVISION (P.B. # 95-28)

In response to your inquiry of this morning, I reviewed our file on the subject application. It appears that sewer line replacement was required as a public improvement, and that the Town Board established a bond amount of \$6450.00 during 1996.

Our records do not indicate any field reviews of the construction. At this time, I have no knowledge of whether the work was ever constructed or tested. The Town Sewer Department should be contacted in this regard.

T/E 11:30
4/17/96

(4)

Ben

MOTION-ESTABLISH PUBLIC IMPROVEMENT BOND-WELDON HAYS SUBDIVISION

Motion by Council H, seconded by Council F. Edsall
that the Town Board of the Town of New Windsor establish a Public Improvement Bond for the Weldon Hays Subdivision, in the amount of \$6450.00 plus a 4% inspection fee of \$258.00, for the replacement of a sewermain within an existing Town easement. As per the recommendation of McGoey, Hauser and Edsall Consulting Engineers, P.C. under the date of April 12, 1996.

ROLL CALL: all

MOTION CARRIED: 5-0



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

APR 12 1996

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

12 April 1996

Town of New Windsor
Town Board
555 Union Avenue
New Windsor, New York 12553

ATTENTION: SUPERVISOR GEORGE J. MEYERS AND TOWN BOARD MEMBERS

SUBJECT: WELDON HAYS MINOR SUBDIVISION
PUBLIC IMPROVEMENT BOND ESTIMATE
NEW WINDSOR PLANNING BOARD NO. 95-28

Dear Supervisor Meyers and Town Board Members:

Please be advised that the subject application received conditional final subdivision approval from the Town Planning Board on 14 February 1995. A condition of the approval was the submittal of a public improvement estimate for work related to the project, as well as the approval of same by the Town Board, with subsequent posting of the necessary Performance Guarantee.

Attached hereto, please find a Public Improvement Bond Estimate as prepared by Grevas & Hildreth Land Surveyors, the Applicant's surveyor for the project. As you will note from the estimate, the work involves installation of approximately 150 lineal foot of 6" PVC sewermain, as well as a new concrete manhole.

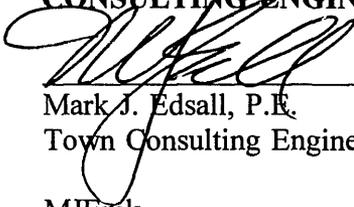
The Board should be aware that this work involves the replacement of an existing sewermain within an existing Town easement. This is not a sewer extension; as such, it is my understanding that this activity would not be subject to the sewer moratorium currently in effect.

For the Planning Board to move forward to close out this project, the Town Board must approve the Bond amount attached hereto. It is my belief that this estimate is reasonable for the minor work involved.

Should the Board have any questions regarding this matter, please do not hesitate to contact the undersigned.

Very truly yours,

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**



Mark J. Edsall, P.E.
Town Consulting Engineer

MJEmk

cc: James Petro, Planning Board Chairman
Philip Crotty, Esq., Town Attorney

A:MEYERS2.mk

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

11 April 1996

WELDON HAYS SUBDIVISION
Public Improvement Bond Estimate
Town of New Windsor, Orange County, New York

ITEM	UNIT PRICE	QUANTITY	PRICE
6" PVC sewer; incl. excavation, base & backfill	\$35/L.F.	150 L.F.	\$5250.00
New precast concrete manhole	L.S.	1	1200.00
			<hr/>
	TOTAL:		\$6450.00
	4% Inspection Fee:		\$ 258.00

11 April 1996

WELDON HAYS SUBDIVISION
Public Improvement Bond Estimate
Town of New Windsor, Orange County, New York

ITEM	UNIT PRICE	QUANTITY	PRICE
6" PVC sewer; incl. excavation, base & backfill	\$35/L.F.	150 L.F.	\$5250.00
New precast concrete manhole	L.S.	1	1200.00
			<hr/>
	TOTAL:		\$6450.00
	4% Inspection Fee:		\$ 258.00

HAYS, WELDON SUBDIVISION (4 LOTS)
CORNER OF CHERIE LN. & B.G. TRK.
(HILDBRETH)

Application
DEPT
REVENUES

Fax # 214-227-1830



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4630
Fax: (914) 563-4693

Attorney for the Town

May 26, 1998

David G. Lewis, Esq., P. C.
Box 5030
175 Main Street
White Plains, N. Y. 10602-5030

Re: 228 Blooming Grove Turnpike - Section 44 - Block 1 - Lot 30

Dear Mr. Lewis:

I have received your letter dated May 25, 1998. The Town of New Windsor needs to be cautious with respect to releasing money from the escrow account. In the recent past the Town has been involved in litigation over such a matter.

① Please forward me a consent, properly notarized, from Weldon Hays assigning the escrow balance to Henry Koehler.

② At the same time I shall inquire with the Engineer for the Town and the Building Inspector as to whether the sewer line has been properly installed.

The Town of New Windsor is anxious to dispense with the escrow money to the proper party as soon as possible.

Very truly yours,

Philip A. Crotty
Attorney for the Town of New Windsor

pac/pab

cc: Lawrence Reis, Comptroller - w/ enclosure
Michael Babcock, B.I. "
Mark J. Edsall, P. E. "
John Egitto, Camo Pollution Control, Inc. "

Increase size of line

PERMIT

for

Installation of Sewage Disposal Facilities
Town of New Windsor, Orange County, New York

Number 23-1998

Fee \$200.00

Date 3/13/98 Sec: 44 Block: 1 Lot: 30.4

Owner's Name Henry Kocher Address 228 Blooming Grove Turn

Contractor's Name Prime Contractors Address 16 Edgewood Terrace, New

Property Location 228 Blooming Grove Turnpike

Sewer District No. 9 Number of Families Served 1

• TYPE OF FACILITY •

Sewer Tap _____ Revamp _____ Septic Tank _____ Chemical Toilet _____

• CHARACTER OF BUILDING •

Dwelling Garage _____ Store _____ Industrial _____ Other _____

Occupants 1 # Bedrooms 3 # Baths 1 Extra Showers _____

Garbage Disposal _____ Automatic Washer Other Drains _____

• SOURCE OF WATER SUPPLY •

Public Drilled Well _____ Dug Well _____ Spring _____ Ground _____

• SEPTIC SYSTEMS •

Tank Capacity _____ Lin. Ft. of Trench _____ Width of Trench _____

Note: The issuance of this permit will begin your quarterly sewer operation and maintenance billing.

A C.O. shall not be issued until a licensed professional engineer has inspected the sanitary disposal system and certifies that the system was installed in accordance with rules and regulations of the Town of New Windsor and the Orange County Department of Health.

Dorothy A. Nardone
Town Clerk

Kumbeek O. Dixon
Signature of Owner, Agent of Contractor

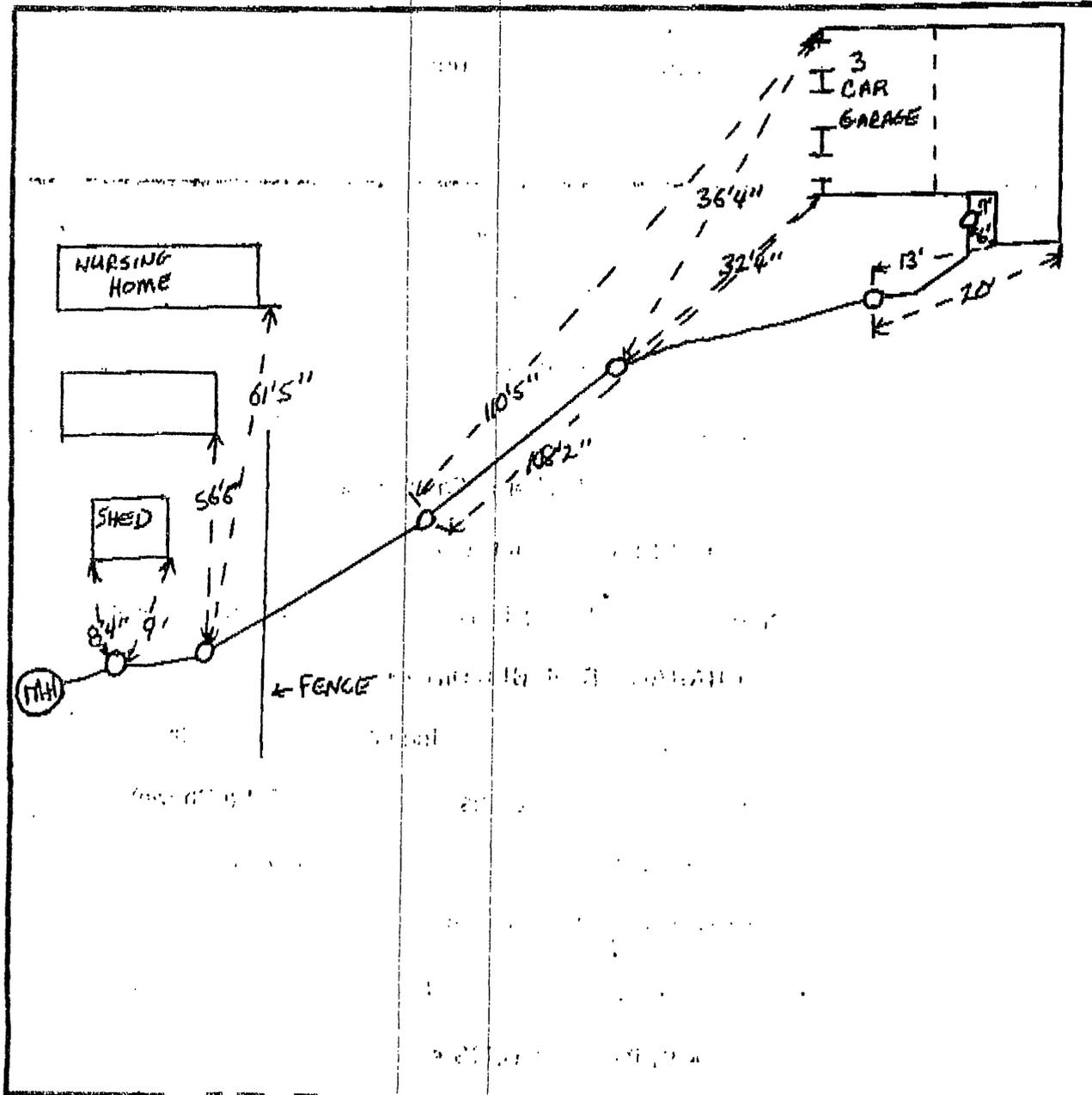
March 13, 1998
Date

- 1) Failure to comply with this ordinance is punishable by a fine of \$50.00 for each offense.
- 2) Prior to excavation the contractor is required to expose the existing spur and waste line in order to verify proper elevations.
- 3) All work must be done on the highway before 4:30 p.m.
- 4) After regular office hours, any inspections scheduled from 4:30 p.m. to 8:00 a.m. and on Saturday or Sunday will have an extra \$40.00 charge.
- 5) To avoid delays notify the sanitary inspector 24 hours in advance for inspection.
- 6) All facilities must be inspected prior to being backfilled.
- 7) Sewer permits are valid for a period of one (1) year from the date of issuance.

Sanitation Department
Water Department
Underground Utilities

(914) 561-2550
(914) 561-8510
1-800-742-1780

Sanitary Sewers, Septic Systems
Water Lines
Electric, Gas, Telephone



• PLAN •

Approved By: _____ Date: _____ Section: _____ Block _____ Lot _____

Sewer District No. _____ Sheet _____ of _____

Subdivision _____ Block _____ Lot _____

• PERCOLATION TEST •

Date _____ Time in Minutes _____ Inches _____

Name of Person Making Test

• TRENCH INSPECTION •

Date _____ Trench Inspection _____

Sanitary Inspector

• COMPLETE INSPECTION •

Date 3-16-98 Approved Disapproved

[Handwritten Signature]

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

PERMIT
for
Installation of Sewage Disposal Facilities
Town of New Windsor, Orange County, New York

Number 23-1998 914 565-5892 Fee \$200.00

Date 3/13/98 Sec: 44 Block: 1 Lot: 30.4

Owner's Name Henry Koehler Address 228 Blooming Grove Turnpike

Contractor's Name Prime Operations Address 16 Edgewood Terrace, Newburgh, N.Y.

Property Location 228 Blooming Grove Turnpike

Sewer District No. 9 Number of Families Served 1

• TYPE OF FACILITY •

Sewer Tap _____ Revamp _____ Septic Tank _____ Chemical Toilet _____

• CHARACTER OF BUILDING •

Dwelling _____ Garage _____ Store _____ Industrial _____ Other _____

Occupants 1 # Bedrooms 3 # Baths 1 Extra Showers _____

Garbage Disposal — Automatic Washer _____ Other Drains _____

• SOURCE OF WATER SUPPLY •

Public _____ Drilled Well _____ Dug Well _____ Spring _____ Ground _____

• SEPTIC SYSTEMS •

Tank Capacity _____ Lin. Ft. of Trench _____ Width of Trench _____

**Note: The issuance of this permit will begin your quarterly sewer operation and maintenance billing.*

A C.O. shall not be issued until a licensed professional engineer has inspected the sanitary disposal system and certifies that the system was installed in accordance with rules and regulations of the Town of New Windsor and the Orange County Department of Health.

Gorothy N. Hansen
Town Clerk

Kimberly Owen
Signature of Owner, Agent of Contractor

March 13, 1998
Date

- 1) Failure to comply with this ordinance is punishable by a fine of \$50.00 for each offense.
- 2) Prior to excavation the contractor is required to expose the existing spur and waste line in order to verify proper elevations.
- 3) All work must be done on the highway before 4:30 p.m.
- 4) After regular office hours, any inspections scheduled from 4:30 p.m. to 8:00 a.m. and on Saturday or Sunday will have an extra \$40.00 charge.
- 5) To avoid delays notify the sanitary inspector **24 hours** in advance for inspection.
- 6) All facilities must be inspected prior to being backfilled.
- 7) Sewer permits are valid for a period of one (1) year from the date of issuance.

Sanitation Department
Water Department
Underground Utilities

(914) 561-2550
(914) 561-8510
1-800-742-1780

Sanitary Sewers, Septic Systems
Water Lines
Electric, Gas, Telephone

Copy to: Town Clerk _____ Applicant _____ File _____

12/15
Spoke to CMMO - John Egito

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 95-28

NAME: HAYS, WELDON SUBDIVISION
APPLICANT: HAYS, WELDON

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/20/96	PLANS STAMPED	APPROVED
02/14/96	P.B. APPEARANCE	APPR. CONDITIONALLY
	. NEED: PUBLIC IMPROVEMENT BOND ESTIMATE (SEWERLINE)	
	. NEED: LETTER FROM CENTRAL HUDSON	
	. ADDRESS MARK'S COMMENT #2 OF 2-14-96 COMMENT SHEETS	
12/27/95	P.B. APPEARANCE - PUBLIC HEAR	ND: CLOSED P.H.
	. REVISE AS PER P.B. MEETING AND RETURN	
10/11/95	PLANNING BOARD APPEARANCE	LA: SCHEDULE P.H.
	. NEED DRIVEWAY PROFILES/ANTICIPATED FLOOR ELEVATION FOR LT 4	
	. NEED HIGHWAY APPROVAL FOR DRIVEWAYS BEFORE P.H. SCHEDULED	
	. COORDINATE 911 WITH BOB RODGERS	
10/04/95	WORK SESSION APPEARANCE	SUBMIT
09/20/95	WORK SESSION APPEARANCE	REVISE & RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/14/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-28
NAME: HAYS, WELDON SUBDIVISION
APPLICANT: HAYS, WELDON

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	02/08/96	MUNICIPAL HIGHWAY	02/08/96	APPROVED
REV2	02/08/96	MUNICIPAL WATER	02/13/96	APPROVED
REV2	02/08/96	MUNICIPAL SEWER	/ /	
REV2	02/08/96	MUNICIPAL FIRE	02/08/96	APPROVED
REV1	12/11/95	MUNICIPAL HIGHWAY	02/08/96	SUPERSEDED BY REV2
REV1	12/11/95	MUNICIPAL WATER	12/20/95	APPROVED
REV1	12/11/95	MUNICIPAL SEWER	02/08/96	SUPERSEDED BY REV2
REV1	12/11/95	MUNICIPAL FIRE	12/28/95	APPROVED
ORIG	10/04/95	MUNICIPAL HIGHWAY	12/11/95	SUPERSEDED BY REV1
ORIG	10/04/95	MUNICIPAL WATER	10/05/95	APPROVED
ORIG	10/04/95	MUNICIPAL SEWER	12/11/95	SUPERSEDED BY REV1
ORIG	10/04/95	MUNICIPAL FIRE	10/05/95	APPROVED
ORIG	10/04/95		12/11/95	SUPERSEDED BY REV1
ORIG	10/04/95		12/11/95	SUPERSEDED BY REV1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/14/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 95-28
NAME: HAYS, WELDON SUBDIVISION
APPLICANT: HAYS, WELDON

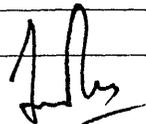
	DATE--SENT	ACTION-----	DATE--RECD	RESPONSE-----
ORIG	12/27/95	EAF SUBMITTED	10/04/95	WITH APPLICATION
ORIG	12/27/95	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/27/95	LEAD AGENCY DECLARED	10/11/95	TOOK LEAD AGENCY
ORIG	12/27/95	REQUEST FOR INFORMATION	/ /	
ORIG	12/27/95	DECLARATION (POS/NEG)	12/27/95	NEG. DECLARATION

Wilson Jones - Carbonless - S16-52 4W CL Duplicate - 5/814 4W CL Triplicate

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551
MADE IN U.S.A.
© Wilson Jones, 1989

DATE August 6, 1996 RECEIPT NUMBER 95-28
RECEIVED FROM Weldon J. Hays
Address P.O. Box 651, Lancaster, TX 75146-0651
Six Thousand Four Hundred Fifty 00/100 DOLLARS \$6,450.00
FOR Performance Bond for Subdivision 95-28

ACCOUNT		HOW PAID	
BEGINNING BALANCE	6,450.00	CASH	
AMOUNT PAID	6,450.00	CHECK #	149
BALANCE DUE	- 0 -	MONEY ORDER	

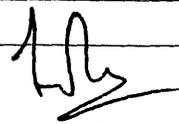

BY Myra Mason, Secy to the P.B.

Wilson Jones - Carbonless - S16-52 4W CL Duplicate - 5/814 4W CL Triplicate

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551
MADE IN U.S.A.
© Wilson Jones, 1989

DATE August 6, 1996 RECEIPT NUMBER 95-28
RECEIVED FROM Weldon J. Hays
Address P.O. Box 651, Lancaster, TX 75146-0651
Two Hundred Fifty-Eight 00/100 DOLLARS \$258.00
FOR 4% of \$6,450.00 perf. bond = \$258.00 Inspection Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	258.00	CASH	
AMOUNT PAID	258.00	CHECK #	150
BALANCE DUE	- 0 -	MONEY ORDER	

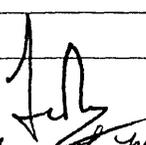

BY Myra Mason, Secy to the P.B.

Wilson Jones - Carbonless - S16-52 4W CL Duplicate - 5/814 4W CL Triplicate

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12551
MADE IN U.S.A.
© Wilson Jones, 1989

DATE August 6, 1996 RECEIPT NUMBER 95-28
RECEIVED FROM Weldon J. Hays
Address P.O. Box 651 - Lancaster, TX 75146-0651
One Thousand Five Hundred 00/100 DOLLARS \$1,500.00
FOR 3 Lots @ \$500.00 ea = \$1,500.00 Recreation Fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1,500.00	CASH	
AMOUNT PAID	1,500.00	CHECK #	148
BALANCE DUE	- 0 -	MONEY ORDER	


BY Myra F. Mason, Secy to the P.B.

P.B. # 95-28 Inspection Fee

WELDON J HAYS
PO BOX 651
LANCASTER TX 75146-0651
214-227-1825

150

7/26/ 96

62-39/311

PAY TO THE ORDER OF

TOWN OF NEW WINDSOR

\$ 258.00

Two Hundred Fifty-eight and NO/100

DOLLARS

First USA Bank

Wilmington, Delaware 19801

INSPECTION FEE \$ 258.00

Tax Map #44-1-30

SIGNATURE

⑆03⑆1⑆00393⑆24⑆1⑆2203⑆109706⑆⑆0⑆150

P.B. # 95-28 Approval Fees

WELDON J HAYS
PO BOX 651
LANCASTER TX 75146-0651
214-227-1825

147

7/26/ 96

62-39/311

PAY TO THE ORDER OF

TOWN OF NEW WINDSOR

\$ 270.00

TWO HUNDRED SEVENTY AND NO/100

DOLLARS

First USA Bank

Wilmington, Delaware 19801

APPROVAL FEES \$ 270.00

Tax Map #44-1-30

SIGNATURE

⑆03⑆1⑆00393⑆24⑆1⑆2203⑆109706⑆⑆0⑆147

WELDON J HAYS
PO BOX 651
LANCASTER TX 75146-0651
214-227-1825

148

7/26/ 96

62-39/311

PAY TO THE ORDER OF

TOWN OF NEW WINDSOR

\$ 1,500.00

One Thousand Five Hundred and No/100

DOLLARS

First USA Bank

Wilmington, Delaware 19801

Recreation Fees \$ 1,500.00

Tax Map #44-1-30

SIGNATURE

⑆03⑆1⑆00393⑆24⑆1⑆2203⑆109706⑆⑆0⑆148

P.B. # 95-28 Perf. Bond

WELDON J HAYS
PO BOX 651
LANCASTER TX 75146-0651
214-227-1825

149

7/26/ 96

62-39/311

PAY TO THE ORDER OF

TOWN OF NEW WINDSOR

\$ 6,450.00

Six Thousand Four Hundred Fifty and No/100

DOLLARS

First USA Bank

Wilmington, Delaware 19801

Performance Bond \$ 6,450.00

Tax Map #44-1-30

SIGNATURE

⑆03⑆1⑆00393⑆24⑆1⑆2203⑆109706⑆⑆0⑆149



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

May 6, 1996

Mr. Weldon Hays
P.O. Box 641
Lancaster, TX 75146

RE: VARIOUS FEES DUE FOR SUBDIVISION OF LANDS

Dear Mr. Hays:

Please find attached a breakdown of fees due for subdivision of lands formerly tax map #44-1-30.

Please remit four (4) separate checks in the amount of:

- 1. Approval Fees\$ 270.00
- 2. Recreation Fees\$1,500.00
- 3. Performance Bond\$6,450.00
- 4. 4% of Performance Bond (inspection fee)....\$ 258.00

Please Note: Professional fees have been deducted from the escrow which was posted upon submission of this application. The amount of \$32.50 will be returned to you once your plans have been signed "Approved".

We hope the above is satisfactory for your records and if you have any questions, please contact our office.

Respectfully yours,

Myra L. Mason
Myra L. Mason, Secretary
Secretary to the Planning Board

MLM/mlm

10/4/95

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00 Pd

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ 600.00 Pd

* * * * *

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 120.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 270.00 ①

* * * * *

RECREATION FEES:

3 LOTS @ \$500.00 PER LOT\$ 1500.00 ②

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 345.50

PLANNING BOARD ATTORNEY FEES.....\$ 105.00

MINUTES OF MEETINGS.....\$ 117.00

OTHER.....\$ _____

567.50 Less Escrow = 132.50 To be Ret. to Applic.

* * * * *

PERFORMANCE BOND AMOUNT.....\$ 6450.00 ③

4% OF ABOVE AMOUNT.....\$ 258.00 ④

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ _____
(INSPECTION FEE)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/06/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 95-28
NAME: HAYS, WELDON SUBDIVISION
APPLICANT: HAYS, WELDON

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
10/04/95	REC. CK. #1411	PAID		600.00	
10/11/95	P.B. ATTY. FEE	CHG	35.00		
10/11/95	P.B. MINUTES	CHG	36.00		
12/28/95	P.B. ATTY. FEE	CHG	35.00		
12/28/95	P.B. MINUTES	CHG	40.50		
02/14/96	P.B. ATTY. FEES	CHG	35.00		
02/14/96	P.B. MINUTES	CHG	40.50		
05/06/96	P.B. ENGINEER FEE	CHG	345.50		
		TOTAL:	567.50	600.00	-32.50

*To be
returned to applicant.*



T/E 11258.
4/17/96

(4)

San

MOTION-ESTABLISH PUBLIC IMPROVEMENT BOND-WELDON HAYS SUBDIVISION

Motion by Council H, seconded by Council Fisd.
that the Town Board of the Town of New Windsor establish a Public Improvement Bond for the Weldon Hays Subdivision, in the amount of \$6450.00 plus a 4% inspection fee of \$258.00, for the replacement of a sewermain within an existing Town easement. As per the recommendation of McGoey, Hauser and Edsall Consulting Engineers, P.C. under the date of April 12, 1996.

ROLL CALL: all

MOTION CARRIED: 5-0



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

RECEIVED

APR 12 1996

TOWN OF NEW WINDSOR
SUPERVISOR'S OFFICE

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

12 April 1996

Town of New Windsor
Town Board
555 Union Avenue
New Windsor, New York 12553

ATTENTION: SUPERVISOR GEORGE J. MEYERS AND TOWN BOARD MEMBERS

SUBJECT: WELDON HAYS MINOR SUBDIVISION
PUBLIC IMPROVEMENT BOND ESTIMATE
NEW WINDSOR PLANNING BOARD NO. 95-28

Dear Supervisor Meyers and Town Board Members:

Please be advised that the subject application received conditional final subdivision approval from the Town Planning Board on 14 February 1995. A condition of the approval was the submittal of a public improvement estimate for work related to the project, as well as the approval of same by the Town Board, with subsequent posting of the necessary Performance Guarantee.

Attached hereto, please find a Public Improvement Bond Estimate as prepared by Grevas & Hildreth Land Surveyors, the Applicant's surveyor for the project. As you will note from the estimate, the work involves installation of approximately 150 lineal foot of 6" PVC sewermain, as well as a new concrete manhole.

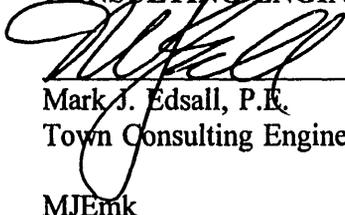
The Board should be aware that this work involves the replacement of an existing sewermain within an existing Town easement. This is not a sewer extension; as such, it is my understanding that this activity would not be subject to the sewer moratorium currently in effect.

For the Planning Board to move forward to close out this project, the Town Board must approve the Bond amount attached hereto. It is my belief that this estimate is reasonable for the minor work involved.

Should the Board have any questions regarding this matter, please do not hesitate to contact the undersigned.

Very truly yours,

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS, P.C.**



Mark J. Edsall, P.E.
Town Consulting Engineer

MJEmk

cc: James Petro, Planning Board Chairman
Philip Crotty, Esq., Town Attorney

A:MEYERS2.mk

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12553
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

11 April, 1996

WELDON HAYS SUBDIVISION
Public Improvement Bond Estimate
Town of New Windsor, Orange County, New York

ITEM	UNIT PRICE	QUANTITY	PRICE
6" PVC sewer; incl. excavation, base & backfill	\$35/L.F.	150 L.F.	\$5250.00
New precast concrete manhole	L.S.	1	1200.00
			<hr/>
	TOTAL:		\$6450.00
	4% Inspection Fee:		\$ 258.00

JEFFREY R. OTTO
ATTORNEY AT LAW
710 BROADWAY
NEWBURGH, NEW YORK 12550
(914) 562-1078
FAX (914) 562-5472

August 6, 1996

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Gentlemen:

Re: Weldon Hays - Subdivision

I submit herewith for final approval, the proposed subdivision map, together with checks for \$270.00, \$1,500.00, \$6,450.00, and \$258.00, as set forth in your letter of May 6, 1996.

I would appreciate it if you could call me when the plans are approved so that I can pick same up for filing.

Very truly yours,



JEFFREY R. OTTO

JRO:cc
encs.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

OFFICE OF ATTORNEY FOR THE TOWN

Revised
May 2, 1996

Jeffrey R. Otto, Esq.
710 Broadway
Newburgh, N. Y. 12550

Re: Weldon Hays Minor Subdivision

Dear Jeff:

I have received a letter from the Town Planning Board Engineer stating that the above-entitled minor subdivision has received conditional minor subdivision approval as of February 14, 1995.

A condition of the approval was the approval of a public improvement bond estimate prepared by your surveyors.

The Town Board of the Town of New Windsor approved the estimate at a regular meeting held on April 17, 1996.

At this time please forward a performance bond of \$6,450 in favor of the Town of New Windsor. A cash bond may be easier for you to submit. We are enclosing a form for your convenience.

You should also forward a separate check with the 4% inspection fee to the Town of New Windsor in the amount of \$258.00.

Finally I am advised by the Planning Board Secretary that you owe additional fees. Those fees must be paid in full immediately.

Very truly yours,

Philip A. Crotty (PAC)
Attorney for the Town

PAC/PAB

cc: Supervisor Meyers
Mark Edsall, P. E.
Comptroller Reis

REGULAR ITEMS:

WELDON HAYES SUBDIVISION (95-28) CHERRIE AVENUE & ROUTE 94

William Hildreth appeared before the board for this proposal.

MR. PETRO: This is where the mansion is, we're still with this, right?

MR. HILDRETH: This is right on Blooming Grove Turnpike, the property behind the big stone wall on the corner.

MR. PETRO: What did we do at the last meeting?

MR. HILDRETH: We were pretty well along I received several comments of which I have addressed them all. I can go through them item by item, if you wish.

MR. PETRO: Sure.

MR. HILDRETH: The access, first of all, let me just very briefly go over this real quick, this piece of property is going to be divided up into 4 lots, one of which is going to contain the existing house, three single family lots. One of the unique things we have to provide access along the frontage because of the slopes and sight distances, so what we call lot one on Forest Hill, there's going to be a driveway easement to lot 4 and one to lot 2. One of the comments was also to provide this or to label this driveway easement utility easement because you were going to be running a water line to service lot 2, so that was done. There's a fence, a chain link fence existing out in front of the portion that is on Forest Hill Road and I have made a note that that fence is to be either relocated within the lot or removed from the town right-of-way. I have also provided pull-off parking spaces at the top of the hill on both of the access easements and as requested, you know, given this winter, it's obvious the use that they would have.

MR. LANDER: We have about a 14 percent grade?

MR. HILDRETH: That is what it has been set up for.

MR. LANDER: You'll need a rope to get up that one in the wintertime. Just not to interrupt you, we have got a tennis court here, is that on the state right-of-way or property line runs through it?

MR. HILDRETH: Here's what's going on. Everybody knows what that, what that wall looks look. Obviously, the state is not going behind it at all. What I have plotted and shown here is the deed lines, whether there's an overlap in there, there's a notation, it's Blooming Grove Turnpike, it's been there since Washington was here. Good question, don't have the answer for it.

MR. LANDER: Mike's question was was anything coming out onto Cherry Lane from lot 4?

MR. HILDRETH: Not as far as access. Utilities, yes. Access, no.

MR. LUCAS: Where is the access?

MR. HILDRETH: Coming off Forest Hill Road, it would be the left side of lot one, I have got a driveway coming down there, it will turn behind the existing house and it will go in that way. Slopes were prohibitive and--

MR. LUCAS: Hasn't been to the fire board yet?

MR. HILDRETH: Myra will have a checklist.

MR. PETRO: I'll give you the whole list, 2/8/96, fire approval, highway approval 2/8/96. Myra has come up with a new system, I'll be reading in these new ones for the minutes, 12/27/95 was negative dec and on 10/11/95 took lead agency.

MR. HILDRETH: You all set there?

MR. LANDER: Yes.

MR. HILDRETH: Continuing with the comments I addressed

we have widened initially this easement, access easement is 20 feet wide. We widened them at the right angle turn behind the existing house in order to make a wider radius turn there, kind of accommodate little larger vehicles. Okay, this is an important one, the existing utilities for what's now lot 3, have not been shown. It took me a while but I found out where they were. The water line easement comes off of Blooming Grove Turnpike, runs up the road, turns into the house, that is not a problem. Did I say water line easement? I meant water line service, water service. The sewer service comes out the back of the house and runs to the end of this sewer line, that is in the town easement which I have shown on the previous submission. What that required is that I then provide an additional easement for the existing lateral to that house through the proposed lot 2. I did so and I revised the bulk tables which still meet the minimum requirements.

MR. PETRO: Mark, why don't you go over number 2, just briefly, instead of us getting into that.

MR. HILDRETH: Which will lead us into comment number 2 for tonight.

MR. EDSALL: Two basically is a followup for what Bill was just indicating. There's an existing sewer line and Bill has provided me with a copy of the easement document for what's determined as being a public sewer, unfortunately that line is only four inch in diameter and because we now would have three houses being served by that line, it needs to be upgraded to a 6 inch at minimum and a manhole provided at the end and as such, it's really a public improvement. So that public improvement as with all other public improvements considered by the board needs to have a performance guarantee submitted, usually a bond or a letter of credit or something to that sort and then inspection fees paid. So I'm suggesting in that comment 2 that procedure and also suggesting some notes that should be added to the plan as well we need to detail that construction on sheet 2.

MR. LUCAS: Does that manhole behind the senior home--

MR. HILDRETH: Right there is a manhole on the plan that you are looking at, I'm showing existing four inch lateral. I cut it off because of space and whatnot, there's a manhole approximately where I have my finger here a little bit farther passed where I have cut it off from that manhole, it is then an 8 inch line that continues out through the easement out to Forest Hill Road, I think.

MR. LUCAS: That is the senior home, right?

MR. HILDRETH: It's behind Lockwood's, correct, so the entire easement is on Lockwood's property wherein we have to upgrade the four inch to the 6 inch line and what Mr. Edsall was just talking about is the manhole somewhere on our property at a place where we can pick up the existing lateral from the house and put the two laterals in to the new construction and it should be located within the easements I have already mapped out, there's no reason to make them any bigger to accommodate that. And then we can make a note regarding the comment about drawings to be submitted that will be on the plan, I can provide a sewer profile on a second sheet.

MR. PETRO: Is there any anything outstanding that we haven't gone over already?

MR. HILDRETH: Not to my knowledge.

MR. LANDER: This is the first time I have seen it.

MR. HILDRETH: That is right, you haven't been around.

MR. LANDER: No, I missed two meetings.

MR. LUCAS: Anybody in the house now?

MR. HILDRETH: Vacant, has been for quite some time, Ron.

MR. HILDRETH: It was taken back by the mortgage holder.

MR. PETRO: Is there a pole up front that needs to be

moved?

MR. HILDRETH: That is another comment I didn't get to, I was just finishing up the comments from the last meeting. I don't know what comment it was, however, there's an existing telephone pole in the northwest corner of lot one on Forest Hill Road. I finally met with Central Hudson, they got involved with the snow storm and everything else, they'll move it to the west. They did not want to move it to the east cause there's another pole over here. It's a short run anyway, didn't want to make it shorter, they'll move it and the company anchor, there's an anchor that is shown, they are going to move that. I have a letter to that effect.

MR. PETRO: Do we have a copy of that letter? Just give a copy from Central Hudson saying they are going to move it. If things get progressed and doesn't get moved, it's going to be a real hassle.

MR. HILDRETH: I think that was it.

MR. LUCAS: What's the condition of the masonry wall?

MR. HILDRETH: I don't think it will fall down, I mean I just remember looking at it from the outside, very tall, very thick and I don't recall any deterioration from the outside. I don't know what it is like from the inside cause it's backed up by brush and trees and whatnot.

MR. LANDER: I never looked at it that close. Is there going to be any problems with not only the tennis court being divided in half by the property line but framed shed down by the main gate, any problem with that as far as--

MR. HILDRETH: As far as the state is concerned?

MR. LANDER: State, Town of New Windsor, Mr. Edsall.

MR. EDSALL: Well, again, we have got a couple involvements, we have got the stone wall, we have got the tennis court, we have got the shed. We're not

creating any new lines along that area. I pretty much am looking at it as pre-existing. I don't think the state has raised any concern, probably because it's behind the wall and they don't know about it.

MR. HILDRETH: Not to put words in their mouth, I bet they don't know about it.

MR. LANDER: I'm sure they don't know about it.

MR. EDSALL: In answer to your comment, Ron, I really haven't considered it by virtue of the fact I'm looking at just the pre-existing problem. If we want to move the shed, I'm sure that is fairly easy, not sure that the tennis court will continue to be used when lot 4 is sold. As far as the wall goes, I think that would be a real difficult item to work, that will stay.

MR. LANDER: No, I'm just thinking about now normally when something, we're creating three new lots here. Normally, when the shed or something like that gets involved, I have known there's always been problems.

MR. HILDRETH: With the town road, yes, because the town has control over it. And not problems but I'm saying yes because you have time to address it.

MR. LUCAS: Natural runoff and drainage, how is that--

MR. EDSALL: Ron, one other additional item I just spoke with Mike about, if and when lot 3 is ever sold, I'm sure that noncompliance for the frame shed would be picked up as a problem at that point, that would force them to cure it at that time.

MR. HILDRETH: That will show up sometime during title work, title people will take a look at this.

MR. LANDER: As long as they have no problem with it legally or engineering wise, I have no problem. I really don't have any problem. I just see a problem down the road with it when they go with the title company, that is not our problem, though.

MR. HILDRETH: No, Mr. Lucas was asking about drainage,

the property slopes downhill from Forest Hill Road to Blooming Grove Turnpike. The western portion which is lot 4 is fairly steep which contributed to the access problems.

MR. LANDER: Not to interrupt you again, on this driveway for lot 2 through lot 1 now it has, this is the beginning of the road, Forest Hill Road?

MR. HILDRETH: You're looking at sheet 2?

MR. LANDER: Sheet 2, yeah.

MR. HILDRETH: Profiles as they run from left to right run from Forest Hill Road into the lot.

MR. LANDER: Both of them?

MR. HILDRETH: Correct, that was so as not to confuse you.

MR. LANDER: I have seen them steeper in Beaver Dam Lake.

MR. HILDRETH: Fourteen percent when you are looking at exaggerated profile, it looks like a 45 degree angle, it's not 14 percent slope, isn't horrible. If it gets icy, five percent slope is bad.

MR. LANDER: That is why they part at the top and you better have a good heart walking up to get the mail because when you're waking up 14 percent, you're leaning forward so you don't go backwards and fall down the hill. But that is okay. What are we going to do if you are going to have the driveway going up there, what kind of protection are we going to have for the driveway in lot 4? What's going to stop people from coming around the turn and keep right on going? I know you made the turn larger. Are we going to put anything there? I don't care what, mounds of berm, build a berm or something.

MR. HILDRETH: I hadn't anticipated any. If you go back to the profile, you can see that it occurs at a change in grade so it is not a turn you have to

necessarily make while you're still going downhill, so I thought that would help.

MR. LANDER: Just don't want anybody running off the end and winding up in this guy's bedroom someplace.

MR. HILDRETH: No, you'd have to go uphill to do that, I guess.

MR. PETRO: All right, gentlemen, Ron, anything else? That is it that I know of. Ron, it's the first time you're looking at it.

MR. LANDER: No, I'm just a little concerned with the slopes on the driveways and tennis court and the shed.

MR. HILDRETH: I'm not even sure about what kind of shape that tennis court's in. I wouldn't say that it is deteriorated, Ron, I know it's been there a long time and if they haven't used it, it's probably overgrown, I know who built them, could be.

MR. DUBALDI: Make a motion we approve Weldon Hayes minor subdivision subject to Mark's comment number 2 and also the receipt of the letter from Central Hudson that the pole will indeed be moved.

MR. PETRO: That you have with you, don't you?

MR. HILDRETH: I want to make a copy of it.

MR. LANDER: Did we waive public hearing?

MR. HILDRETH: We had one.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Weldon Hayes minor subdivision on Blooming Grove Turnpike and Forest Hill Road subject to Mark's comment number 2, which is a need to detail the construction of the note on the map and receiving the letter from Central Hudson that the pole will be removed so we may have it in our file, if we should need it in the

February 11, 1996

13

future. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

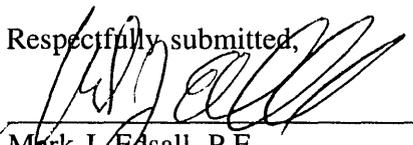
REVIEW NAME: WELDON HAYS MINOR SUBDIVISION
PROJECT LOCATION: BLOOMING GROVE TURNPIKE, FOREST HILL ROAD
 AND CHERRIE LANE
 SECTION 44 -BLOCK 1-LOT 30
PROJECT NUMBER: 95-28
DATE: 14 FEBRUARY 1996
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
 EXISTING 2.35 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
 FAMILY RESIDENTIAL LOTS. THE PLAN WAS
 PREVIOUSLY REVIEWED AT THE 11 OCTOBER 1995 AND
 27 DECEMBER 1995 PLANNING BOARD MEETINGS.

1. The Applicant's surveyor has revised the plan in accordance with previous engineering review comments. Some of these changes are the widening of the access right-of-way for Lot 4 to provide better maneuverability, as well as addressing necessary utility easements through the proposed lots.
2. The Board should note that a requirement of this subdivision is the off-site construction of a replacement sewermain of the Town sewer system. This improvement should be detailed on Sheet 2 of the drawings and receive the approval of the Town Sewer Department. Once the design is properly documented, the Applicant will be required to submit a Public Improvement Performance Guarantee, in a form acceptable to the Town. As well the Applicant will be required to pay the associated inspection fee.

Related to the above, the plan should include a note which requires the submittal of shop drawings for all materials utilized for the improvements and a minimum of one (1) week notice to the Town prior to initiation of construction. The Applicant/developer should also be required to make notification to the effected adjoining property owners that the work is to occur.

3. Other than the above, it is my understanding that all previous comments have been addressed and the SEQRA and Public Hearing requirements have been completed.

Respectfully submitted,


 Mark J. Edsall, P.E.
 Planning Board Engineer
 MJEmk
 A:WELDON.mk

PUBLIC HEARING:

WELDON HAYS SUBDIVISION - (95-28) CORNER OF RT. 94 AND
CHERIE LANE

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: This is a public hearing. If there is anyone in the audience that has something to do with this, first the board will review this and at such time we'll open it up for a public hearing. Okay, Bill.

MR. HILDRETH: This project that is before the board tonight for public hearing consists of 2.35 acres in an R-4 zone located on the north side of Blooming Grove Turnpike at the intersection of that road with Cherie Lane. Property is L-shaped, also has frontage on Forest Hill Road. Currently, there's an existing single-family house on the lot that is shown on this plan as lot 3. Proposal is for 3 new single family lots for total of 4 lots. The access to the new lot 2 at the southeast end and new lot 4 at the southwest end will be by driveway easements through lot number one on either side, I have highlighted them in yellow, you can see them on the plans that you have. Also on your plans is a sheet 2 that shows driveway profiles that were requested at the last meeting. The lots will be served by town water and sewer. It's available as shown. I have shown the proposed access points. They can change but I have added them to the plan, although the lots meet or exceed zoning bulk requirements for single family residences in the R-4 zone, and that is all I have.

MR. PETRO: Do any of the members have anything to say to this?

MR. STENT: Didn't we have some question on the entrance off Forest Road having 2 entrances into there, was it something to be combined?

MR. HILDRETH: At the northeast corner right there is an existing driveway that goes all the way through it at this point, obviously it's going to cease to have a

function if this subdivision is approved. The actual driveway construction from the right-of-way line out could be the pavement, can be joined, because these two driveway locations are so close.

MR. STENT: One entrance?

MR. HILDRETH: It would appear so from a visual standpoint, aesthetically from the road but they are going to split right away because we can't have two uses off of one driveway.

MR. VAN LEEUWEN: That driveway is going to be eliminated, right?

MR. HILDRETH: No, that is going to be the entrance for lot number one, we have assigned street numbers as per the fire department that you can see the 33, 35 and the 37 for each driveway, each house has to have one.

MR. PETRO: Fence is going to be removed along Forest Hill Road?

MR. HILDRETH: Not necessarily, it will be to be removed at the driveway locations.

MR. PETRO: Town right-of-way.

MR. HILDRETH: Yeah, if the town requires that it be moved or relocated, it can be done.

MR. PETRO: Anywhere that it is in the right-of-way.

MR. HILDRETH: That can be done, I hadn't shown it as such.

MR. EDSALL: I would think if they are going to remove sections of it with what little left and the fact that it is in the town right-of-way, it should go.

MR. HILDRETH: Can we say removal or relocation at the owner's discretion?

MR. PETRO: Out of the right-of-way.

MR. HILDRETH: But the idea out of the right-of-way--

MR. BABCOCK: Yeah, he's allowed to have a fence there, sure.

MR. DUBALDI: Have you seen Mark's comments?

MR. HILDRETH: I am reading them as we look.

MR. DUBALDI: Comment 2C he mentions something about driveway slopes being 14 percent and that having something like for pulloff parking spaces up at the top of each driveway, are you going to work something in?

MR. HILDRETH: Pull off as in a place to park a car?

MR. EDSALL: Might not be a bad idea because the fact that we're going to a 14 percent slope for quite a long distance, there's a good chance during poor weather conditions like we have been experiencing the last couple weeks, you won't be able to get to the houses.

MR. HILDRETH: Is it possible to utilize some of the space between the right-of-way line and the existing edge of pavement for that or does it have to take place within the lot?

MR. EDSALL: I don't believe the planning board can approve those parking spaces on the town right-of-way so it looks like you have enough area that you can probably--

MR. HILDRETH: I have 1,500 square feet of net to work with, divided by two is 750, yeah, all right, you're looking at a couple hundred square feet.

MR. EDSALL: Even if you get a single space.

MR. DUBALDI: I'm sure you can work something out.

MR. HILDRETH: I just want to check the math on the square footage, make sure I wasn't going to go under the net but I think I have enough.

MR. PETRO: Where is the telephone pole, Mark, that

you're talking about?

MR. EDSALL: Right square in front of the driveway to lot 4.

MR. PETRO: What's wrong with it? Yeah, I understand. What are you going to do with that?

MR. EDSALL: I think we're assuming that Bill has already commented, it has to move, but my concern is that--

MR. HILDRETH: You're talking right here?

MR. EDSALL: Right in front of the driveway for lot 4.

MR. BABCOCK: You were right there.

MR. HILDRETH: It just misses, I think it can be done without--well, if it has to be done, it has to be done.

MR. EDSALL: If you can demonstrate that a vehicle can make a turning radius and get off of a town road into that driveway, I'd be amazed.

MR. PETRO: Show me on this map where the pole is please.

MR. HILDRETH: The pole that he is talking about is right here. Now I have shown the dashed line extending out but as Mark says, the turning radius, I didn't take that into account, the turning radius, it would be better if it was farther out of the way, that is true.

MR. PETRO: They just moved the ones down by Dante Musco's on Willow Avenue.

MR. EDSALL: The only reason I'm bringing it up now is for some reason there's an odd situation where that pole can't be relocated, then the driveway would have to move so we might as well find out now.

MR. HILDRETH: Yeah, I don't think that is a point where sometimes lots cross the road and I'm not sure.

MR. EDSALL: I can't imagine why but it might be nice to straighten it out now.

MR. HILDRETH: If it is just a matter of moving it a few feet, it may not be that difficult. That is for coordinating with Central Hudson.

MR. EDSALL: Yeah, I'd say so.

MR. DUBALDI: Something about a fence on Forest Hill Road that needs to be removed, that is this right here?

MR. HILDRETH: Right, what we're going to do is add a note to the plan says this fence is to be removed or relocated behind the right-of-way line at the discretion of the owner.

MR. PETRO: Utilities for lot number 3 need to be put on the plan as you can see if you read Mark's comments.

MR. HILDRETH: They are existing, it's hooked up.

MR. EDSALL: Which way do they go? That was one of the things the planning board asked.

MR. HILDRETH: I don't know, I just assumed since it was existing it didn't matter.

MR. PETRO: Contact the sewer and water department and they'll give you a hand locating them.

MR. EDSALL: One of the reasons if it did go for some oddball reason up to Forest Hill Road, you'll have to create an easement. If it goes, the sewer goes over toward the east, you'll have to create an easement through lot 2. So you got to know which direction it goes otherwise I don't know which easements need to be created.

MR. HILDRETH: Gravity tells me it's not going to Forest Hill Road.

MR. EDSALL: Both sewer and water.

MR. BABCOCK: Pump stations.

MR. HILDRETH: Mark, 2E, if you want to widen that easement to 25 feet, are you talking about through lot 1 or through lot 3 cause my net is a little tight on lot one, particularly in light of adding a pulloff.

MR. EDSALL: If it was tapered so that it was the maximum width near the 90 degree bend, that would suffice. My concern is that right now with that being at least 90, if not slightly greater, you can't get vehicles around that corner.

MR. HILDRETH: It is a 90, that is what it is.

MR. PETRO: What we're going to do, some of the other housekeeping things you can take up with Mark if there is no further comment at this time. I'd like to open it up to a public hearing. We also have fire approval on 10/10/95 and highway approval, no, and the water approval on 12/20/95 and on the 12th day of December, 1995, 18 addressed envelopes did go out containing the notice of public hearing. Anyone who is here and would like to speak on behalf of the application, please state your name and address and come forward. Is there anyone here for this application? If not I'll entertain a motion.

MR. DUBALDI: So moved.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing on the Weldon Hays minor subdivision. Is there any further comments from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I'd like to open it back up

to the board, Andy?

MR. KRIEGER: Okay, with respect to comment number 4, erosion control, I would suggest two things to the board. First of all, the specific erosion control devices should be required as part of the plan which would be set forth and that there be an agreement on the record possibly a note on the map that no C.O.s will be granted until those erosion control devices are in place in full compliance with the plan.

MR. HILDRETH: C.O.s?

MR. KRIEGER: C.O.s cause you have got--

MR. HILDRETH: I don't mean to be difficult but why not building permits?

MR. KRIEGER: Better yet.

MR. PETRO: I think your attorney, our attorney was trying to give you some time but building permits are better for us so we'll take it.

MR. HILDRETH: The idea is to get the sedimentation device in place while constructing.

MR. KRIEGER: That it is in place and in full compliance with the, that the specifics are set forth and that it is in full compliance with the specifics before construction takes place.

MR. PETRO: Once again, Bill, I think you have some comments that should be taken care of with Mark, looks like some housekeeping comments. Do you have anything else you'd like to ask the board while you're here?

MR. HILDRETH: If you'd give me just a moment to finish looking at these.

MR. PETRO: The other thing is at this time, if the board sees fit, we can go on with SEQRA process. I think there's no comment from the public on it. We have reviewed it two or three times. I don't see any immediate impact. That is my opinion.

MR. VAN LEEUWEN: I'll make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec to the Weldon Hays minor subdivision on Blooming Grove Turnpike and Forest Hill Road. Is this any further discussion from the board members?

MR. EDSALL: Myra, did we take lead agency on this?

MR. HILDRETH: Yes, we did.

MS. MASON: Yes, we have.

MR. PETRO: Roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. PETRO: I think we have gone as far as we can, you take care of a couple items.

MR. HILDRETH: Okay.

MR. PETRO: Anything else?

MR. HILDRETH: I don't think so and again, Mark, I can--

MR. PETRO: Move the pole away from the front of the driveway and some of these other comments.

MR. HILDRETH: I have got to get ahold of--

MR. PETRO: Take the fence off the plan there too.

MR. HILDRETH: I don't want to take it off, I want to

address it with a note.

MR. EDSALL: Of all the comments, I think the one that will require the most is to coordinate with the sewer department relative to the available sewer lateral because--

MR. HILDRETH: Yeah, I discovered this when I went through the easements getting as-built information and whatnot there was a stub left.

MR. EDSALL: But the question is if it was intended for a single user, I don't know that it is acceptable to have two houses connected to a single four inch sewer lateral. So you may have to talk to the sewer department and see in what manner in which they'd recommend that you tie in.

MR. PETRO: Bill also this has not been looked at yet by the Superintendent of Highways, obviously, as you know, he's leaving us on the first of the year. So you are going to have someone else new. So you may want to follow up with that, I'll have Myra check into it because it's been over there for a while, correct?

MS. MASON: Yes.

MR. PETRO: So we'll try to get it taken care of and looked at, okay, so we don't--

MR. KRIEGER: The other thing is the specific erosion control measures.

MR. HILDRETH: Well, there's details that we can show on the plan and as far as how and when it will be in place, that will go on the revised plans.

MR. PETRO: Thank you.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
 WILLIAM J. HAUSER, P.E.
 MARK J. EDSALL, P.E.
 JAMES M. FARR, P.E.

- Main Office**
 45 Quassaick Ave. (Route 9W)
 New Windsor, New York 12553
 (914) 562-8640
- Branch Office**
 507 Broad Street
 Milford, Pennsylvania 18337
 (717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: WELDON HAYS MINOR SUBDIVISION
PROJECT LOCATION: BLOOMING GROVE TURNPIKE, FOREST HILL ROAD
 AND CHERRIE LANE
 SECTION 44-BLOCK 1-LOT 30
PROJECT NUMBER: 95-28
DATE: 27 DECEMBER 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
 EXISTING 2.35 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
 FAMILY RESIDENTIAL LOTS. THE PLAN WAS
 PREVIOUSLY REVIEWED AT THE 11 OCTOBER 1995
 PLANNING BOARD MEETING AND IS BEFORE THE BOARD
 FOR A PUBLIC HEARING AT THIS MEETING.

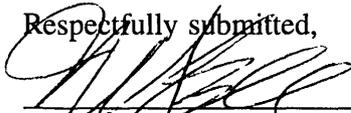
1. As previously noted, the proposed minor subdivision appears to comply with all the applicable bulk requirements for the R-4 Zoning District.
2. With regard to the driveway accesses to the proposed lots, I have the following comments:
 - a. The access easement to Lot 2 must also be a utility easement to serve Lot 2.
 - b. The removal of the fence along the front of Lot 1, within the Forest Hill Road Town right-of-way, should be a condition of any approval.
 - c. For Lots 2 and 4, driveway slopes are shown up to a maximum 14%. Based on same, I recommend that the Planning Board require provision of pull-off parking spaces near the top of each of these driveways. Modification to the easement for the drive will be required.
 - d. The Applicant should coordinate the relocation of the utility pole in front of the driveway for Lot 4 at this time. If such relocation is not possible, the driveway location shown would be invalid.
 - e. The available turning radius for vehicles is somewhat deficient for the driveway of Lot 4. As such, I recommend that the driveway easement width be increased to at least 25' and the driveway widened in the area of the right angle turn.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: WELDON HAYS MINOR SUBDIVISION
PROJECT LOCATION: BLOOMING GROVE TURNPIKE, FOREST HILL ROAD
AND CHERRIE LANE
SECTION 44-BLOCK 1-LOT 30
PROJECT NUMBER: 95-28
DATE: 27 DECEMBER 1995

3. Relative to the utilities shown for the proposed minor subdivision, I have the following comments:
 - a. Locations for utilities for existing structures on Lot 3 are not shown. This information was requested. Subsequent plans should include same.
 - b. It would appear that the proposed residences for Lot 1 and Lot 2 are intended to share an existing sewer lateral on the east side of the property. The Applicant should discuss, with the Sewer Department, the total number of users for this existing 4" lateral, determining if it is appropriate for these two houses to be tied in and if the lateral would then require upgrading to a 6" main.
 - c. Also with regard to the sewer lateral for Lot 1 (as depicted), it would appear that a utility easement would be required to the benefit of that lot, through Lot 2.
4. That Applicant should be cautioned that special construction methods will be necessary for development of the project, most especially Lot 4. Given the steep slopes on the property, soil erosion and sediment control protection is of concern.
5. After the Planning Board has had the opportunity to receive comments from the public at this hearing, the Board may wish to discuss the need for any additional information or the ability to proceed with the SEQRA review process. As well, based on the input from the hearing, I will be pleased to make further reviews of this application, as deemed necessary by the Planning Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:WELDON2.mk

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----x
In the Matter of Application for Site Plan/Subdivision of
Weldon Hayes
Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----x
44-1-30

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On December 12, 1995, I compared the 18 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this
12th day of December, 1995

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on 27 DECEMBER 1995 at 7:30 P.M. on the approval of the

proposed SUBDIVISION OF LANDS ~~(subdivision of lands)*~~

~~(Site Plan)*~~ OF WELDON HAYS

located AT THE NORTHEAST INTERSECTION OF CHERIE LANE AND BLOOMING GROVE TURNPIKE

Map of the (Subdivision of Lands) ~~(Site Plan)*~~ is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 5 DECEMBER 1995

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

October 30, 1995

Grevas & Hildreth, L.S.P.C.
33 Quassaick Ave.
New Windsor, NY 12553

Re: Tax Map Parcel #44-1-30
Owner: Sokol, David J. & Carol

Gentlemen:

According to our records, the attached is a list of all abutting and across the street property owners.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
LESLIE COOK
Sole Assessor

LC/po
Attachment
cc: Myra Mason

Bellone, Robert A. & Kathleen
47 Forest Hill Rd.
New Windsor, NY 12553

Lockwood, William R. & William A.
& Scott, W. & Paul M.
PO Box 4328
New Windsor, NY 12553

Etri, Mark J. & Susan
17 Forest Hill Rd.
New Windsor, NY 12553

Massi, James & Maria
21 Forest Hill Rd.
New Windsor, NY 12553

McBrayer, John J. Jr. & Frances M.
25 Forest Hill Rd.
New Windsor, NY 12553

Foxwood Associates
c/o Fredric J. Warmers
17 Ten Broeck Lane
Newburgh, NY 12550

Skinner, Richard A. & Carol E.
20 Forest Hill Rd.
New Windsor, NY 12553

Ramnani, Prakash
233 Blooming Grove Tpke.
New Windsor, NY 12553

Kuo, Livingstone E. & Susan
102 Shaker Ct., No.
New Windsor, NY 12553

Santoro, Albert & Helen
1 Louise Dr.
New Windsor, NY 12553

Fraguada, Joseph & Marta Barbot
2 Louise Dr.
New Windsor, NY 12553

Tangredi, Vincent J. & Kary S.
273 Quassaick Ave.
New Windsor, NY 12553

Ardizzone Realty, Inc.
833 Blooming Grove Tpke.
New Windsor, NY 12553

13

3. A copy of the map must be filed with the Town Clerk for public inspection.
4. In addition to the above mentioned notices, the following must also receive a copy of the notice of hearing. These may be sent regular first-class mail.

George J. Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

James R. Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553 ✓

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hausër
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12553 ✓

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553 ✓

Page 1 13
Above 5

18 Envelopes mailed

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ORANGE

WELDON HAYS,

Plaintiff,

-against-

ORDER OF REFERENCE IN
MORTGAGE FORECLOSURE

DAVID J. SOKOL, CAROL SOKOL,
DISCOVER CARD INC., AND GREENWOOD TRUST
CO., PATRICIA HOPPER SOFOKLES a/k/a
PATRICIA D. HOPPER, CYNTHIA L. KROM, FLEET
BANK OF NEW YORK, COMMISSIONER OF LABOR,
STATE TAX COMMISSION, UNITED STATES OF
AMERICA,

Assigned Judge: —
Hon. Joseph G. Owen, J.S.C.

Index No. 2185/94

Defendants.

Upon the Summons and Complaint herein, and due proof that all the defendants have been duly served with said process or have voluntarily appeared in this action,

AND upon the affirmation of LYNN M. SMOOKLER, ESQ., attorney for the plaintiff setting forth the prior proceedings and the various facts which entitle the plaintiff to the relief prayed for, and upon *the Court's October 24, 1994 order granting plaintiff's motion for summary judgment and upon* all the prior proceedings,

NOW, ON MOTION, of LYNN M. SMOOKLER, ESQ., attorney for plaintiff, it is

ordered that

*5/ JHO
JSC*
Martin B. Schaffer, Esq. of Middletown,

New York, is hereby appointed Referee to ascertain and compute the amount due upon the bond/note and mortgage being foreclosed in this action and to examine and report whether the mortgaged premises can be sold in parcels; and it is further

ORDERED, that, if required, the Referee take testimony pursuant to RPAPL 1321.

~~_____~~
Oated: November 21, 1994
Goshen, NY

HON. JOSEPH G. OWEN
SUPREME COURT JUSTICE
~~_____~~

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ORANGE

P R E S E N T:

HON. JOSEPH G. OWEN,
SUPREME COURT JUSTICE

-----x
WELDON HAYS,

Plaintiff(s),

-against-

DAVID J. SOKOL, CAROL SOKOL,
DISCOVER CARD INC., AND GREENWOOD TRUST
CO., PATRICIA HOPPER SOFOKLES a/k/a
PATRICIA D. HOPPER, CYNTHIA L. KROM,
FLEET BANK OF NEW YORK, COMMISSIONER
OF LABOR, STATE TAX COMMISSION,
UNITED STATES OF AMERICA,

Defendant(s).
-----x

To commence the
statutory time
period of appeals
as of right (CPLR
5513[a]), you are
advised to serve a
copy of this order,
with notice of
entry, upon all
parties.

SHORT FORM ORDER

Index No. 2185/94
Motion Date: 10/11/94
Cal. No. 10

The following papers were read on (1) plaintiff's motion, pursuant to CPLR 3212 and RPAPL §1321, for an order granting summary judgment in his favor and appointing a referee to compute; and (2) defendant Sokols' cross motion, pursuant to CPLR 3212 and 3211, to dismiss the complaint on jurisdictional grounds:

Notice of Motion - Affirmation
of Lynn M. Smookler, Esq.,
dated August 24, 1994 -
Affidavit of Weldon Hays,
sworn to August 29, 1994
- Exhibits

Notice of Cross Motion -
Affirmation of Robert
Kravath, Esq., dated
October 3, 1994 -
Affidavit of Carol Sokol,
sworn to September 27,
1994

Affirmation in Opposition
to Cross Motion of Lynn M.
Smookler, Esq., dated
October 10, 1994 -
Affidavit of Laura
Stransky, sworn to
October 10, 1994 -
Exhibits

Upon the foregoing papers, it is hereby ORDERED that (1) plaintiff's motion is granted to the extent that the Verified Answer of defendants David J. Sokol and Carol Sokol, dated May 16, 1994, is dismissed, and the Court will entertain submission of an order of reference to compute; and (2) defendant Sokols' cross motion is denied. Submit order of reference supported by a copy of this short form order.

This is an action to foreclose a mortgage on certain real property located in New Windsor, New York. All defendants other than mortgagors David J. Sokol and Carol Sokol (the "Sokol defendants") have either defaulted in appearance or waived notice of this application.

The Sokol defendants interposed a verified answer, dated May 16, 1994, containing general denials and three affirmative defenses, including (a) lack of personal jurisdiction; (b) statute of limitations; and (c) failure to comply with CPLR 305, et seq. In opposition to this motion, defendants do not deny due execution of the mortgage documents or their default thereunder. Rather, defendants raise several jurisdictional objections.

Initially, defendants claim that the envelope relating to the CPLR 308(2) mailing indicated on the outside thereof that it was

from an attorney, in contravention to the statutory requirements (CPLR 308[2]). It appears from the papers, however, that the mailing to which defendants refer was the CPLR 3215(g)(3)(i) default judgment additional mailing. This requirement is not jurisdictional in nature (see, Siegel, New York Practice [2d Ed], §295, p 425), and as defendants have appeared, any technical defect is not prejudicial.

Defendants further allege that the "suitable age and discretion" service upon Carol Sokol was ineffective because the summons was not delivered to her actual place of business (see, CPLR 308[2]), as claimed in the process server's affidavit. This allegation is clearly belied by the record herein indicating that Carol Sokol held out the service address as her place of business.

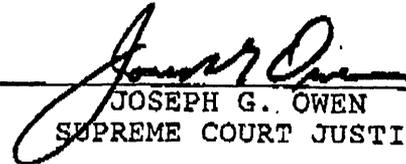
Lastly, defendants submit that the summons served was defective because it did not specify thereon the date of filing (see, CPLR 305[a]). The Court does not believe such failure to be a jurisdictional defect (see, *Yeger v. Yeger*, NYLJ, Apr. 2, 1993, at 33, col 1; McKinney's Cons Laws of NY, Book 7B, CPLR C305:1, 1994 Pocket Part, at 42; *cf. Chira v. Global Medical Review Inc.*, 160 Misc 2d 368, 369).

Accordingly, plaintiff shall have the relief requested to the extent indicated above.

Due to the appearance of the Sokol defendants, all further proceedings in this action must be on notice to them, despite the dismissal of their answer.

So ordered.

E N T E R



JOSEPH G. OWEN
SUPREME COURT JUSTICE

Dated: Goshen, New York
October 24, 1994

APPEARANCES:

HANKIN, HANIG, STALL & CAPLICKI, ESQS.
Attorneys for Plaintiff
319 Main Mall Rear
P.O. Box 911
Poughkeepsie, NY 12602

DR. DAVID J. SOKOL
Attorney for Defendants, Sokol
47 South Plank Road
Newburgh, NY 12550



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: WELDON HAYS MINOR SUBDIVISION
PROJECT LOCATION: BLOOMING GROVE TURNPIKE, FOREST HILL ROAD
AND CHERRIE LANE
SECTION 44-BLOCK 1-LOT 30
PROJECT NUMBER: 95-28
DATE: 11 OCTOBER 1995
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
EXISTING 2.35 +/- ACRE PARCEL INTO FOUR (4) SINGLE-
FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED
ON A CONCEPT BASIS ONLY.

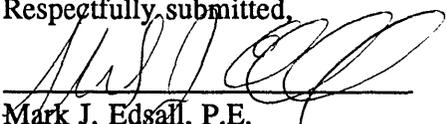
1. Each of the four (4) proposed lots appear to comply with the minimum bulk requirements for the R-4 Zoning District, based on the availability of municipal sewer and water.
2. The Board should note that each of the proposed lots have acceptable frontage on public roadways. Notwithstanding same, Lots 1, 2 and 4 will gain access from Forest Hill Road, with Lots 2 and 4 having access easements through Lot 1. It is my understanding that this layout is proposed since sight distance along Blooming Grove Turnpike (Route 94) for Lots 2 and 4 was less desirable than the easement alternative.
3. It may be advisable to request driveway profiles for Lots 1, 2 and 4. If any grading is proposed for development of these driveways, same should be indicated on the plan.
4. The plans should include the proposed water and sewer connection points, such that the respective departments can review and comment on same.
5. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: WELDON HAYS MINOR SUBDIVISION
PROJECT LOCATION: BLOOMING GROVE TURNPIKE, FOREST HILL ROAD
AND CHERRIE LANE
SECTION 44-BLOCK 1-LOT 30
PROJECT NUMBER: 95-28
DATE: 11 OCTOBER 1995

6. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
7. As per the 911 policy/procedures adopted by the Town, this project will require assignment of street name and numbering during the Planning Board review process.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WELDON.mk

REGULAR ITEMS:HAYS, WELDON SUBDIVISION (95-28) CHERRIE LANE AND
BLOOMING GROVE TURNPIKE

Mr. William Hildreth appeared before the board for this proposal.

MR. HILDRETH: I'm going to ask your indulgence and let me sit, I have a sciatic problem in my hip that makes it very painful to stand. Thank you for the chair, Myra. This is a piece of property on the north side of Blooming Grove Turnpike between Cherrie Lane and Lockwood's Adult Home, if anybody has driven down Blooming Grove Turnpike, it's the piece of property that has the high stone, has a masonry wall in front of it. Property is 2.35 five acres, currently has an existing house on it. It's in a R-4 zone, the proposal is for four lots creating three new lots and the fourth lot having the existing house on it. All of the lots as shown comply with the R-4 zone bulk requirements. However, we have been a little creative with access to these lots. The lot number one fronts on Forest Hill Road and through lot number one on either side of it along the property line we're proposing a driveway easement in order to access lot 2 which is in the southeast corner and lot 4 which is at the intersection Cherrie and Blooming Grove Turnpike. Reason for that is between sight distance problems and this rock wall on Blooming Grove Turnpike, I don't know if another access is practical or even allowable. Number two, you have got a very steep slope coming off of Cherrie Lane and the only way into lot 4 would be right near the intersection of Blooming Grove Turnpike and I believe at the workshop we talked about you can't have a driveway entrance too close to the intersection of a street and a highway so that eliminates that possibility. So the only way to get to these is through a driveway easement through lot number one, in addition the driveway easement through lot 1 servicing lot 2 will probably be used for a water line. Because water and sewer is available on Forest Hill Road, we also have water and sewer on Cherrie Lane. There's also and I still have to investigate whether there is a manhole reachable by gravity or not but at the rear

of the Lockwood property is an existing sewer easement which may be possible to tie in lot 1 and maybe lot 2 for sewers service available on Cherrie Lane for lot 4 as well as water. I do have to show the--

MR. VAN LEEUWEN: On Cherrie Lane that would be a drop down, you'd have to pump it.

MR. HILDRETH: No, this is uphill, we've got plenty of gravity here.

MR. VAN LEEUWEN: I'm talking about Forest Drive.

MR. HILDRETH: Right, that is where why I want to investigate this easement down here behind Lockwood's because that will be accessible by gravity from lot 1 and possibly from lot 2, depending how deep it is.

MR. VAN LEEUWEN: What about lot number 3, you're going to leave everything the way it is existing?

MR. HILDRETH: All of the existing house and driveway entrance and whatnot is situated on lot 2, there will be a portion of that driveway easement to lot 4, excuse me, all of the existing house is on lot 3, sorry and there will be a portion of lot 3 that has that driveway easement on it to lot 4.

MR. VAN LEEUWEN: You have got frontage?

MR. HILDRETH: We've got frontage all over the place. There's frontage on Blooming Grove Turnpike, Cherrie Lane and Forest Hill Road and the lots all meet even with deducting square footage for the easements, the lot still meets and exceeds the area and width requirements.

MR. PETRO: House on lot 1 be accessed through a separate driveway?

MR. HILDRETH: Okay, lot one there's an existing driveway that runs from Forest Hill Road down to the existing house. I believe that entrance can be used for the new house on lot one, whether we combine that and make a wider one to access lot 2 or make two

separate entrances, you know, maybe.

MR. PETRO: Not coming off the easement you don't plan on coming off the easement to the access lot 1?

MR. HILDRETH: No, I don't, no. What may happen is it will end up looking like a double wide driveway there but there will be two separate driveways, I don't intend to move this driveway entrance over to the easement and access both of those lots, no. Is that a backwards way of answering your question?

MR. STENT: Are you going to leave that driveway into lot 3?

MR. HILDRETH: I believe that is the proper thing to do, only the crosshatched portion and the reason for that is there's no reason to travel between the lots anymore. I believe it's proper to leave the existing entrance there and whether a separate and distinct one is constructed for lot four or whether it ends up looking like an extra wide driveway at Forest Hill Road maybe leave that up to highway.

MR. PETRO: I have been down to this site and I have no problem with this as it stands. Matter of fact, you came up with a pretty good idea with this easement but lot number 4, that is quite a piece of property.

MR. HILDRETH: That is steep.

MR. PETRO: Which kind of brings me to some of the Mark's comments, the driveway profile might be definitely a good idea.

MR. HILDRETH: I don't have a problem with that. I actually think once we develop a profile and look at it on paper the tougher one is going to be the one to lot 2, I believe the profile down through here isn't going to be too bad once you get into this lot, there's definitely going to have to be some work done to make a pad site for a house but that won't have an affect or be affected by the driveway profile. Looking at grades, it's actually a little bit steeper along the east side that is going to access lot 2.

MR. PETRO: You have to do some work, see if it will work, number one. Number two, with the house when you plot that house, give some idea of how that is going to be situated on that knoll there.

MR. HILDRETH: I have shown the proposed possible house, you never know what size shape or configuration someone's going to build but this I believe to scale is probably a 25 by 50 foot box and you can see how it lays, it crosses two, four, six almost eight feet of drop, so no matter what size house or kind of house you build in there, you're going to have to do some--

MR. VAN LEEUWEN: You're going to have to push it down some.

MR. HILDRETH: But that is lot grading that you what, you were interested in.

MR. BABCOCK: Is that going to affect the driveway slope? The lower the house is, the steeper the driveway.

MR. HILDRETH: Nope because you have got enough to make up on a flat grade here coming in.

MR. EDSALL: When you do the driveway slope, it would be good to show some anticipated floor elevation for the house so we have an idea how it blends in.

MR. HILDRETH: Okay.

MR. EDSALL: To be honest with you, you might be very close to the maximum permitted for the driveway slope so we have to make sure.

MR. HILDRETH: Which is?

MR. EDSALL: Around 14, 15 percent is the most that the board's ever considered and that is quite steep.

MR. HILDRETH: That may be tough to get, I mean is that, it's not a road, it's a driveway.

MR. EDSALL: Anything over 14, 15 percent is not good planning to approve driveways in excess of that slope but looks like you're right around that range. It might be workable but we have to make sure the house stays up.

MR. HILDRETH: Personally, I'd rather see the house built up than the lot knocked down.

MR. EDSALL: I tend to agree with you.

MR. HILDRETH: You never know what people are going to do.

MR. PETRO: Back to the three driveways again. Up on lot number one, I'm not really thrilled with, I think three driveways going out onto Forest Hill Road I mean first of all, two of them are so close together, how about accessing lot number one off one of the easements and eliminating the other driveway? I think that is my opinion. I don't see the highway superintendent might have something to say about that too, I know they don't allow two driveways right next to each other. We have three on the face of this lot.

MR. HILDRETH: The intelligent common sense way to fix that would be then to restructure this or say that this existing drive is to be completely eliminated and make one entrance here and quickly turn in and continue down.

MR. PETRO: I think so.

MR. EDSALL: You can't share a portion cause then you're a private road. So I think why don't we pass it on to Skip and see what he thinks. I know he in many cases doesn't like them 10, 15 feet apart, he'd rather have them come out right next to each other.

MR. HILDRETH: This can be made to look like one driveway, albeit maybe a little wider than a single driveway would have to be but this can be made to look like one because you have the room between the right-of-way and the edge of the road to combine them and they can split at the easement so like Mark says.

MR. PETRO: It's just an idea that I thought would be if you could not have so many going out on to the road.

MR. VAN LEEUWEN: Cause you have got three driveways going out there.

MR. PETRO: A hundred feet of frontage there, what's that hundred and something feet?

MR. HILDRETH: Total is a 125 and I think there's a little radius there, yeah, another 13, 138, almost 140 feet.

MR. PETRO: Pacify the highway department.

MR. HILDRETH: Has this been forwarded?

MS. MASON: It went to the highway but it hasn't come back yet.

MR. VAN LEEUWEN: I think Skippy should make that decision.

MR. PETRO: I'll go along with that, I guess.

MR. DUBALDI: Make a motion we declare lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Weldon Hays minor subdivision. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: Next question is what do you think about a public hearing?

MR. PETRO: What's your opinion?

MR. STENT: I think because all the accesses on Forest Hill Road, we should probably be having one.

MR. KRIEGER: You have got a lot of people living around there and as soon as somebody hears that there's going to be--

MR. VAN LEEUWEN: Make the motion, I'll second it, I agree.

MR. STENT: That is in the form of a motion.

MR. VAN LEEUWEN: If it's out in the country where there's not too many people around.

MR. STENT: I'm all for the configuration, make that in a form of a motion.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board require a public hearing for the Weldon Hays minor subdivision on Blooming Grove Turnpike and Forest Hill Road. Is there any further discussion from the board members? If not, roll call.

MR. VAN LEEUWEN	AYE
MR. STENT	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. EDSALL: When Myra goes to work the date up, wait until Skip has time to see it.

MR. PETRO: That and the profiles.

MR. HILDRETH: You want us back before the public hearing is scheduled?

MR. EDSALL: Or do you want to have us just make sure all the contents are on the plan, Skip's reviewed it.

MR. PETRO: I think all the content would be good.

MR. EDSALL: We'll work at the workshop with you then we'll get you on.

MR. HILDRETH: As far as the profiles, is this something you want to see that ends up with the subdivision set that is filed or can this be a separate submission for review?

MR. EDSALL: Try to have something on the plan because it may be that someone buys the lot, we want to make sure they have access so end up with a sheet 2.

MR. STENT: Find out about the sewer problems and water.

MR. HILDRETH: I have to do that anyway so I can show the hookups.

MR. PETRO: And the 911 policy.

MR. HILDRETH: Does that take care of itself sort of?

MR. EDSALL: You won't need another sheet but you may want to talk to Bob about assigning you numbers on the plan so you just add.

MR. HILDRETH: Street number?

MR. EDSALL: Yeah, right on the plan.

MR. STENT: We should be able to do it all at the public hearing.

MR. HILDRETH: I can stay in touch with Myra and find out when the highway review is done.

MR. BABCOCK: You can also call the highway superintendent, if you'd like, and possibly meet with him and show him what you're doing here, if it will help things along to get it moving.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

October 30, 1995

Grevas & Hildreth, L.S.P.C.
33 Quassaick Ave.
New Windsor, NY 12553

Re: Tax Map Parcel #44-1-30
Owner: Sokol, David J. & Carol

Gentlemen:

According to our records, the attached is a list of all abutting and across the street property owners.

The charge for this service is \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely, .

Leslie Cook
LESLIE COOK
Sole Assessor

LC/po
Attachment
cc: Myra Mason

Bellone, Robert A. & Kathleen
47 Forest Hill Rd.
New Windsor, NY 12553

Lockwood, William R. & William A.
& Scott, W. & Paul M.
PO Box 4328
New Windsor, NY 12553

Etri, Mark J. & Susan
17 Forest Hill Rd.
New Windsor, NY 12553

Massi, James & Maria
21 Forest Hill Rd.
New Windsor, NY 12553

McBrayer, John J. Jr. & Frances M.
25 Forest Hill Rd.
New Windsor, NY 12553

Foxwood Associates
c/o Fredric J. Warmers
17 Ten Broeck Lane
Newburgh, NY 12550

Skinner, Richard A. & Carol E.
20 Forest Hill Rd.
New Windsor, NY 12553

Ramnani, Prakash
233 Blooming Grove Tpke.
New Windsor, NY 12553

Kuo, Livingstone E. & Susan
102 Shaker Ct., No.
New Windsor, NY 12553

Santoro, Albert & Helen
1 Louise Dr.
New Windsor, NY 12553

Fraguada, Joseph & Marta Barbot
2 Louise Dr.
New Windsor, NY 12553

Tangredi, Vincent J. & Kary S.
273 Quassaick Ave.
New Windsor, NY 12553

Ardizzone Realty, Inc.
833 Blooming Grove Tpke.
New Windsor, NY 12553

P.B. #95-28 Escrow

WELDON HAYS 214-227-1825
P.O. BOX 651
LANCASTER, TEXAS 75146

BANK OF AMERICA
DE SOTO, TX 75115
32-9312/3110 - 560

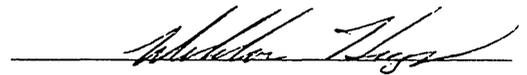
1411

9/27/1995

PAY TO THE ORDER OF THE TOWN OF NEW WINDSOR \$ **600.00

Six Hundred and 00/100***** DOLLARS

MEMO REVIEW ESCROW FEE



⑈001411⑈ ⑆311093120⑆ 31⑈888⑈448⑈3⑈

P.B. #95-28 Application Fee

WELDON HAYS 214-227-1825
P.O. BOX 651
LANCASTER, TEXAS 75146

BANK OF AMERICA
DE SOTO, TX 75115
32-9312/3110 - 560

1412

9/27/1995

PAY TO THE ORDER OF THE TOWN OF NEW WINDSOR \$ **50.00

Fifty and 00/100***** DOLLARS

MEMO APPLICATION FEE



⑈001412⑈ ⑆311093120⑆ 31⑈888⑈448⑈3⑈



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 28

DATE PLAN RECEIVED: RECEIVED FFB - 8 1996 Rev 2

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Weldon Hays _____ has been

reviewed by me and is approved _____,

disapproved _____.

~~If disapproved, please list reason~~ _____

Water is available for this _____

Project - _____

HIGHWAY SUPERINTENDENT DATE

Steve D. ... - 2-13-96

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 28

DATE PLAN RECEIVED: RECEIVED FEB - 8 1996 Rev 2

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 2/8/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553



1763

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER & SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 28

DATE PLAN RECEIVED: RECEIVED DEC 11 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Weldon Hays _____ has been

reviewed by me and is approved

~~disapproved~~ _____

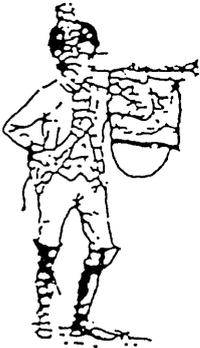
If disapproved, please list reason

This Property has town water
serviceing it.

HIGHWAY SUPERINTENDENT DATE

Steve D'Alto 12-20-95
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95- 28

DATE PLAN RECEIVED: RECEIVED OCT 4 1995

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Weldon Hays _____ has been

reviewed by me and is approved

disapproved _____

~~If disapproved, please list reason.~~

Notify water Dept. for location
of water lines.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. D. CAMO - 10-5-95

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



TOWN OF NEW WINDSOR

95 - 28

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Chg. Site Plan Spec. Permit

1. Name of Project WELDON HAYS MINOR SUBDIVISION
2. Name of Applicant WELDON HAYS Phone 214-227-1825
Address P.O. BOX 651 LANCASTER TEXAS 75146
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record SAME Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.
Address 33 QUASSAICK AVE NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post-Office) (State) (zip)
5. Attorney Phone
Address
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH, L.S., P.C. Phone 562-8667
(Name)
7. Project Location: On the NORTH side of BLOOMING GROVE
E' EAST SIDE of TURNPIKE
feet (direction) of CHERIE LANE (street)
8. Project Data: Acreage of Parcel 2.35 Zone R 4
School Dist. NB6 CSD
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 44 Block 1 Lot 30

11. General Description of Project: FOUR LOT SUBDIVISION CREATING THREE NEW RESIDENTIAL LOTS WITH EXISTING HOUSE ON FOURTH LOT TWO LOTS SERVED BY DRIVEWAY EASEMENTS

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

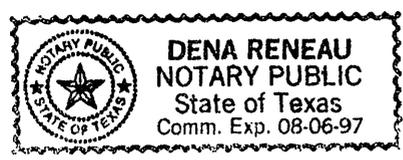
The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

2nd day of September 1995

[Signature]
Applicant's Signature

[Signature]
Notary Public



TOWN USE ONLY:

RECEIVED OCT 4 1995
Date Application Received

95 - 28
Application Number

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

WELDON HAYS,
(Applicant)

resides at 217 CREEKWOOD, P.O. Box 651, LANCASTER
(Applicant's Address)

in the County of DALLAS

and State of TEXAS

and that he is the applicant for the WELDON HAYS
MINOR SUBDIVISION
(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized GREVAS & HILDRETH, L.S., P.C.
(Professional Representative)

to make the foregoing application as described therein.

Date: 9-27-95

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Statement
- *2. Proxy Statement
3. Application Fees
4. Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. Name and address of Applicant.
- *2. Name and address of Owner.
3. Subdivision name and location.
4. Tax Map Data (Section-Block-Lot).
5. Location Map at a scale of 1" = 2,000 ft.
6. Zoning table showing what is required in the particular zone and what applicant is proposing.
7. Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. Date of plat preparation and/or date of any plat revisions.
9. Scale the plat is drawn to and North Arrow.
10. Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. Surveyor's certification.
12. Surveyor's seal and signature.

*If applicable.

RECEIVED OCT 4 1995

13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. N/A Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

RECEIVED OCT 4 1995

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N/A A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William B. Aldred

Licensed Professional

Date: 9/27/95

RECEIVED OCT 1995

95 - 28 SEQR

14-16-4 (2/87)—Text 12

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>WELDON HAYS</u>		2. PROJECT NAME <u>WELDON HAYS MINOR SUBDIVISION</u>	
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>22.8 BLOOMING GROVE TURNPIKE, NEW WINDSOR</u> <u>TAX MAP SECTION 4A BLOCK 1 LOT 30</u> <u>NORTHEAST INTERSECTION BLOOMING GROVE TURNPIKE & CHERIE LANE</u>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>FOUR LOT SUBDIVISION CREATING THREE NEW LOTS WITH AN EXISTING HOUSE ON THE FOURTH LOT.</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>2.35</u> acres Ultimately <u>2.35</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>WELDON HAYS</u>		Date: <u>9/27/95</u>	
Signature: <u>William B. Howard, L.S. (PREPARER)</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II—ENVIRONMENTAL ASSESSMENT (to be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.127 If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.87 If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

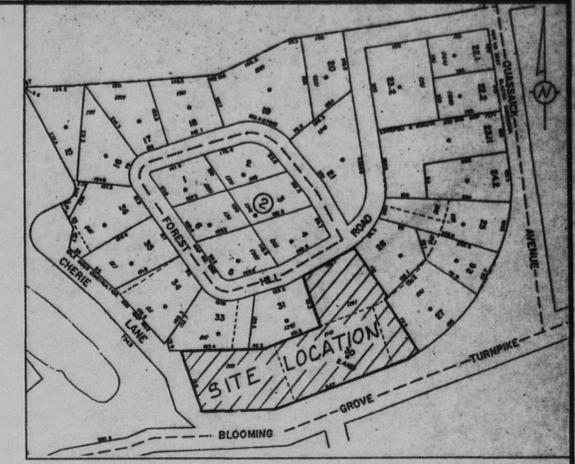
 Signature of Preparer (if different from responsible officer)

 Date

R 4 ZONE BULK REQUIREMENTS				
REQUIRED	Lot 1	Lot 2	Lot 3	Lot 4
Lot Area	15,000 S.F.	22,387 S.F. Gross 16,222 S.F. Net	17,939 S.F. Gross 15,779 S.F. Net	33,794 S.F. Gross 30,340 S.F. Net
Lot Width	100'	150'	120'	180'
Front Yard Setback	35'	Code	Code	53.4'
Side Yard Setback	15'/30'	20'/40'	Code	53.2'/132.5'
Rear Yard Setback	40'	Code	Code	58.5'
Street Frontage	60'	125.76'	134.75'	237.25'
Building Height	35'	Code	Code	2 Story
Min. Livable Floor Area	1,000 S.F.	Code	Code	2400 S.F.±
Development Coverage	30%	Code	Code	22%±

Total Parcel Area
2.35 Ac.

Chord
N71°51'17"E
13.25'
R=171.10'
L=13.28'



LOCATION PLAN SCALE: 1"=200'±

- NOTES
- Being a Subdivision of lands shown on the Town of New Windsor Tax Maps as Section 44 Block 1 Lot 30. Also being part of Lot 13, all of Lot 14, part of Lot 15 and all of Lot 28 as shown on a map entitled "Forest Hills", said map having been filed in the Orange County Clerk's Office on 11 November 1954 as Map No. 1592. Deed of Record: Liber 2163 Page 965.
 - Property Owner/Applicant: Weldon Hays
P.O. Box 651
Lancaster, Texas 75146
 - Property Zone: R 4
Total Parcel Area: 2.35 Acres
Total Number of Lots: 4
 - Water supply and sewage disposal by existing Municipal Systems. Provisions of Orange County Local Law No.1, 1989 are therefore not applicable.
 - Boundary and Topographic information shown hereon resulted from a field survey completed on 21 August 1995 under the supervision of the undersigned.
 - Elevations shown hereon are random and are not referenced to any known or established elevation datum.
Contour Interval: Two (2) Feet
conversion to S/D No. 9 datum: -4.49'
 - Erosion control measures, such as staked haybales and/or silt fencing, shall be used downhill from areas disturbed during construction of any kind on this site. As required by and at the direction of the Town of New Windsor, the locations of such devices shall include, but not necessarily be limited to those shown hereon, and shall be in place prior to the issuance of Building Permits or the commencement of any excavation. See Sheet 2 of 2 for Details.

OWNERS CONSENT:
I have reviewed this plan and find it acceptable.

Weldon Hays
OWNER

CERTIFICATION
I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 21 August 1995 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

Unauthorized alteration or addition to this plan is a violation of section 7209(2) of the N.Y.S. Education Law

PLANNING BOARD APPROVAL

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG 20 1996
BY *Edward Stent*
EDWARD STENT,
SECRETARY



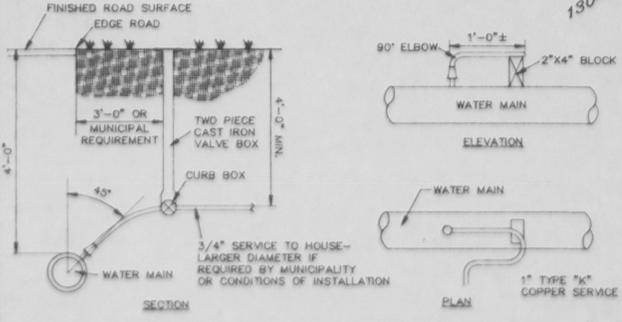
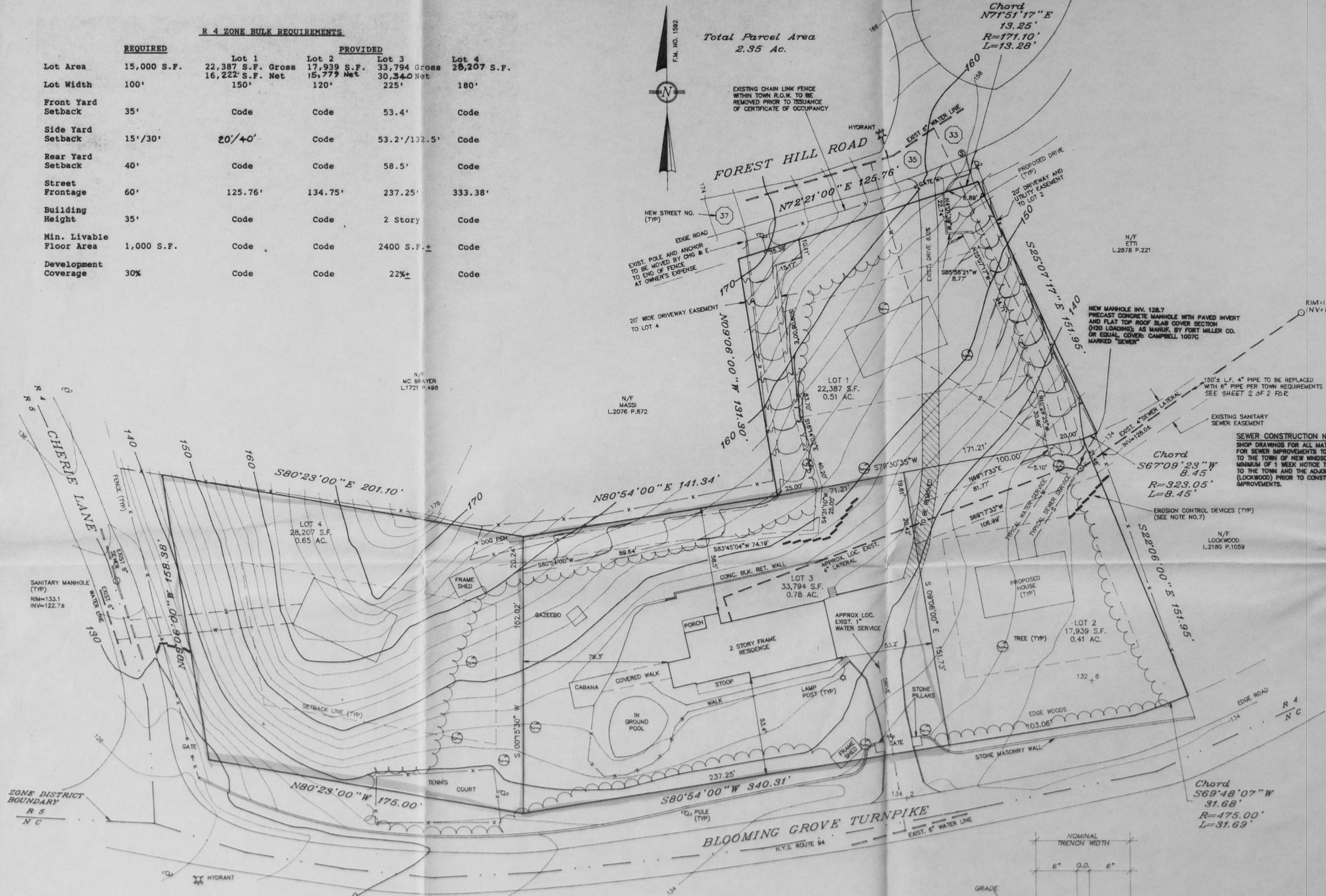
Grevas & Hildreth, P.C.
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553
TEL: (518) 562-9887

WELDON HAYS

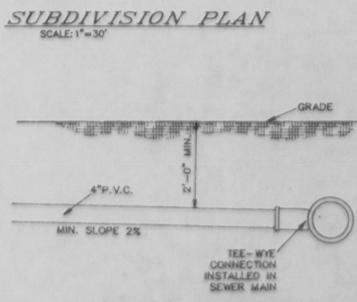
DATE	DESCRIPTION	ACAD/WEHAY	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
12/4/95	REVISED TO FINAL		Drawn: MSH		
1/22/96	REV PER PL. BD. COMMENTS		Checked:		
4/11/96	REV PER PL. BD. APPROVAL		Scale: As Shown		

DATE: 29 Sept 1995
Job No: 85-030

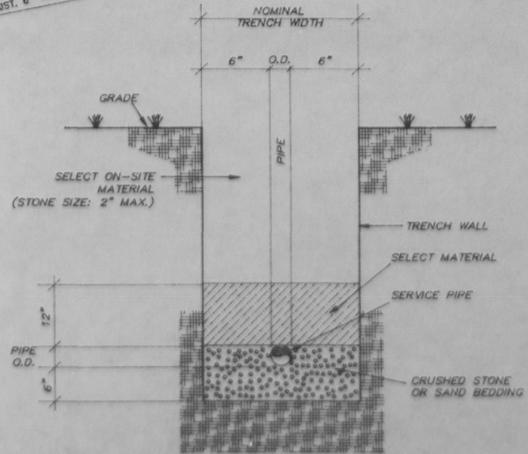
FINAL PLAN
MINOR SUBDIVISION



TYPICAL WATER SERVICE DETAIL
NO SCALE

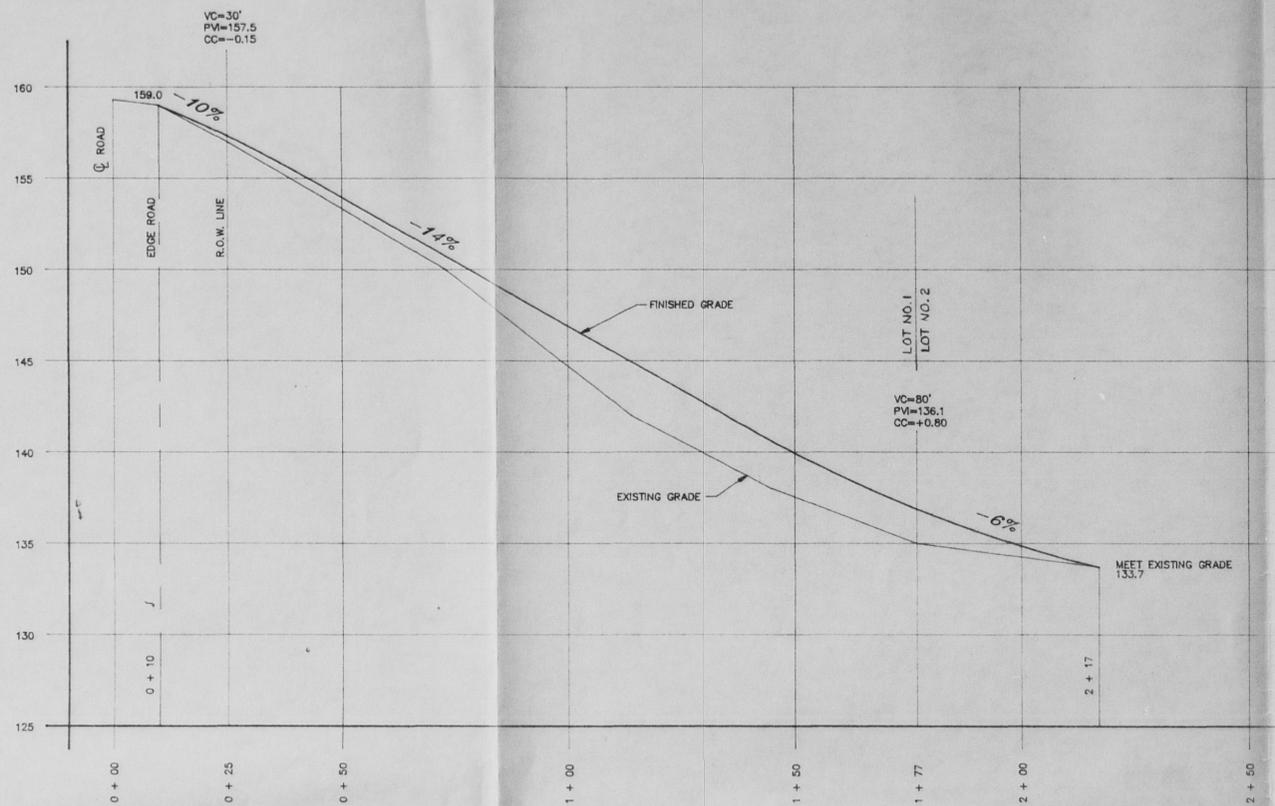


SEWER SERVICE DETAIL
NO SCALE



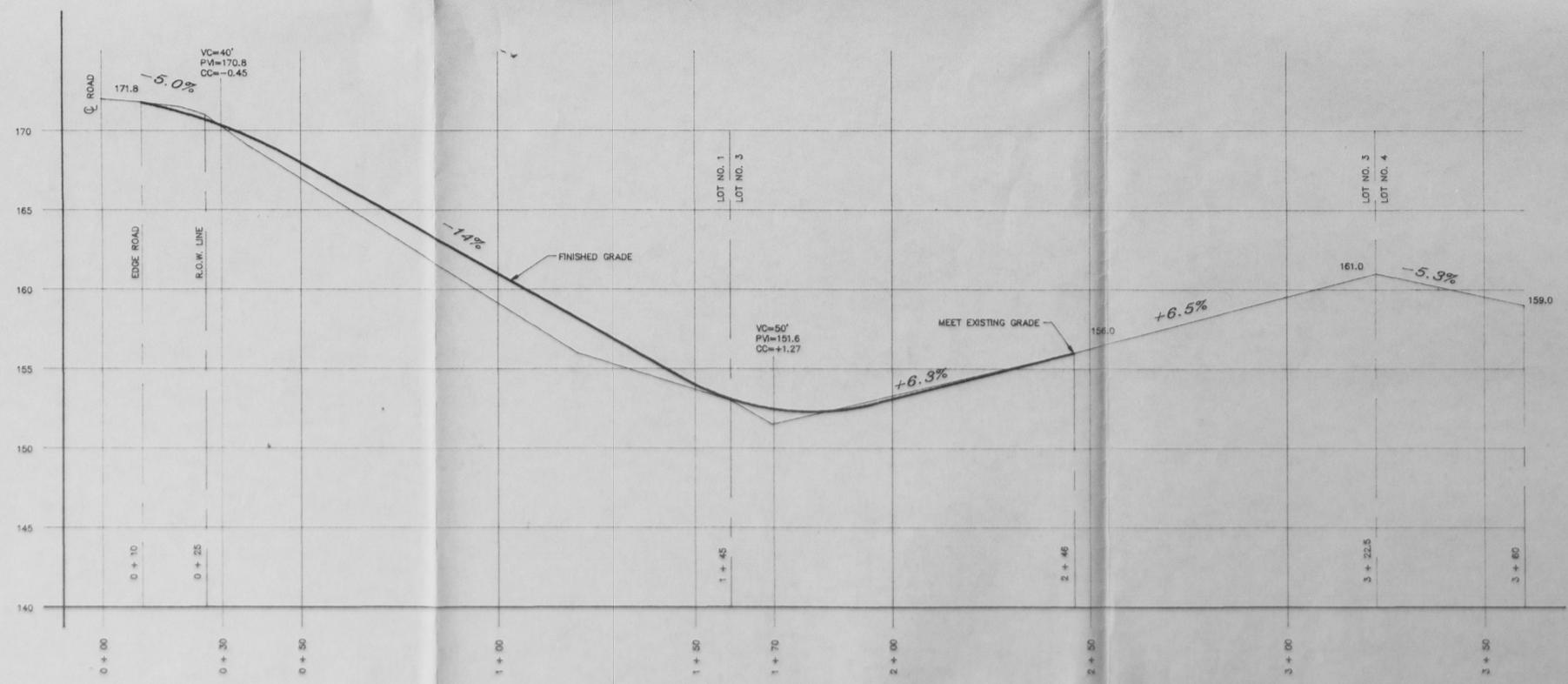
TYPICAL SERVICE CONNECTION
NO SCALE

SHEET 1 OF 2 SHOULD UNLESS ACCOMPANIED BY SHEET 2 OF 2



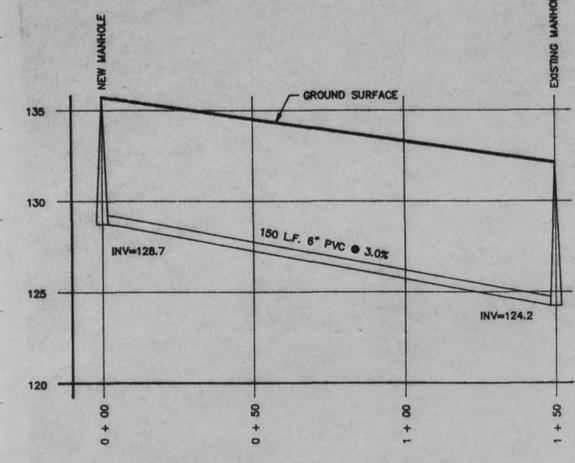
DRIVEWAY PROFILE FOR LOT NO. 2 THROUGH LOT NO. 1

SCALE: HORIZ. 1"=20'
VERT. 1"=5'



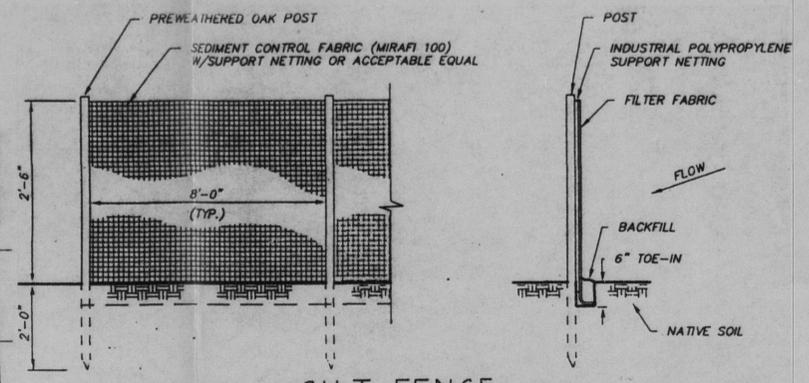
DRIVEWAY PROFILE FOR LOT NO. 4 THROUGH LOT NO. 1 AND LOT NO. 3

SCALE: HORIZ. 1"=20'
VERT. 1"=5'

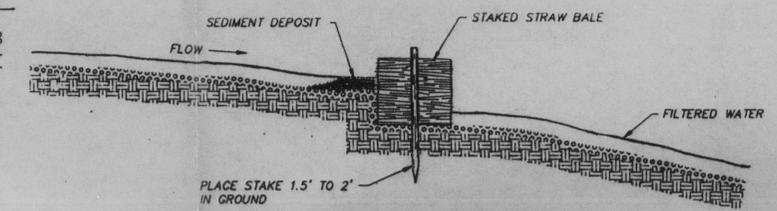


SEWER IMPROVEMENT PROFILE

SCALE: HORIZ. 1"=30'
VERT. 1"=5'



SILT FENCE EROSION CONTROL BARRIER
NO SCALE



CROSS SECTION

NOTE:

- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO STAKES DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER.

HAYBALE STABILIZATION
DETAIL
NO SCALE

EROSION CONTROL NOTES

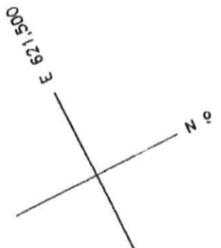
- Maintenance of all erosion and sediment control devices shall be the responsibility of the contractor and/or the owner. Devices shall be inspected after every one (1) inch of rainfall, but not less than once a week, and repaired as necessary.
- Fabric fences, when used, shall be cleaned and replaced as necessary.
- Any disturbed areas not to be paved, where activity ceases for a period of twenty (20) days or longer, are to be stabilized by seeding and mulching.

SUB DIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON AUG 20 1996
BY Edward Stent
EDWARD STENT,
SECRETARY



Grevas & Hildreth, P.C. LAND SURVEYORS 33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553 TEL: (518) 583-8887		PLAN FOR: WELDON HAYS ORANGE COUNTY, NEW YORK
REVISIONS:	ACAD:WELHAYS	TOWN OF NEW WINDSOR
DATE	DESCRIPTION	Drawn: WWH
1/22/96	REV. PER PL. B.D. COMMENTS	Checked:
4/11/96	REV. PER PL. B.D. APPROVAL	Scale: As Shown
		Date: 4 Dec 1995
		Job No: 85-030

MINOR SUBDIVISION
DRIVEWAY PROFILES
& DETAILS



40-1-30.3+4 Owned by Cristopher Calabrese
40-1-30.1+2 Owned by Derese Calabrese